

**CERTIFICATE OF APPROPRIATENESS****Application Date:** July 3, 2017**Applicant:** Mark Van Doren, APD Design for Kellie Elder, owner**Property:** 1248 Harvard Street, W 76.25' of Lot 24 & Lot 23B, Block 188, Houston Heights Subdivision. The property includes a 3,138 square foot, two-story wood frame single-family residence and 440 square foot attached garage on a 5,537 square foot corner lot.**Significance:** Noncontributing new single family residence, constructed circa 1999, located in the Houston Heights Historic District East.**Proposal:** Alteration – Addition *Resubmittal*

An original COA for a side addition was approved in August 2015. This project was reviewed under a previous set of criteria. The original COA expired in August 2016. The applicant subsequently applied for a renewal of the August 2015 COA. In March 2017, the HAHC denied the renewal finding that it did not satisfy the revised criteria.

After the renewal was denied, the applicant submitted a revised proposal in June 2017. This project was deferred by the HAHC. The deferred proposal included the construction of a 1,560 (total) square foot two-story front facing garage addition on the south side of the 3,578 (total) square foot two-story noncontributing residence and will bring the total width of the residence to 64.4'.

In July 2017, the applicant again submitted a revised proposal, similar to the one proposed in June 2017. In this project, the garage addition was moved back an additional couple feet and the ridge and eave were increased in height. This project was ultimately denied.

The applicant now submits another revision that more closely resembles the originally approved and then denied proposal. In this project:

- The 11'-4" wide addition will extend the front wall an additional 2'-4" making the front of the house 43'-11"
- The balance of the addition will be setback 9'-11" and then extend another 8'-7" in width, for a total width of 48'-11"
- A proposed 6'-7" deep side porch will further extend the maximum total width to 55'-6"
- The proposed addition will have a ridge height of 36'-3" and eave height of 23'-9"

See project details on p. 3-21 and application materials in Attachment A. See Attachments B, C, and D for previous COAs.

**Public Comment:** No comment received.**Civic Association:** No comment received.**Recommendation:** Denial - does not satisfy criteria 3a or 3b: The overall width of the house and height of the addition are not typical dimension found within the context area.**HAHC Action:** -

## APPROVAL CRITERIA

## ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
- ☒ ☐ ☐ (a) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; and
- ☒ ☐ ☐ (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
- ☐ ☐ ☒ (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.
- (3) For an addition to a noncontributing structure:
- ☐ ☒ ☐ (a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and
- While the majority of the proposed addition will be located behind the 30' build line, a 2'-4" extension of the front wall will be constructed in front of this line. Previously, staff noted at past meetings that no portion of the addition should encroach the halfway point on the lot, which is at 34.5'. It has also been noted that any additional width is incompatible with the surrounding context area. It is unlikely that any substantial addition would ever be compatible. However, any potential addition should be located as far back as possible and be as low as possible as to minimize the overall impact of the mass.*
- ☐ ☒ ☐ (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.
- The width is not a typical dimension found within the context area. Staff has the widths of all 12 contributing structures (out of the 18 total structures on the blockface and opposing blockface). The dimensions of the existing structure are out of scale with the typical dimensions found within the context area. The existing width is 39'-7", existing ridge height is 39'-9", the existing eave height is 26'-1", which are all above the average dimensions of 33.25' (width), 28.82' (ridge), and 17.71' (eave). The front wall is being extended an additional 2'-4" making the front of the house 43'-11". The rest of the addition is setback 9'-11" and then extends another 8'-7" in width, for a total width of 48'-11". A proposed 6'-7" deep side porch will further extend the maximum total width to 55'-6". The eave height and the ridge height are also atypical. The proposed addition will have an eave height of 23'-9" with a ridge of 36'-3". Both the eave and ridge heights have increased from the July 2017 denied proposal (21.25 to 23.75 and 30.91 to 36.3 respectively).*
- The proposed addition is not compatible since the existing house is already out of scale with other houses in the context area and adding additional width and height creates an even more out of scale structure. The forward location of the proposed attached garage addition along with the added width creates a mass that is not compatible with the typical proportions and scale of existing contributing structures in the context area.*

**\*\* APPROVAL CRITERIA AUGUST 2015 \*\*****Houston Archaeological & Historical Commission**

August 27, 2015

HPO File No. 150833

**ITEM B.29**

1248 Harvard Street

Houston Heights East

**APPROVAL CRITERIA****ALTERATIONS TO NONCONTRIBUTING STRUCTURES**

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance  |
|                                     |                          |                                     | (2) For an addition to a noncontributing structure:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.  |

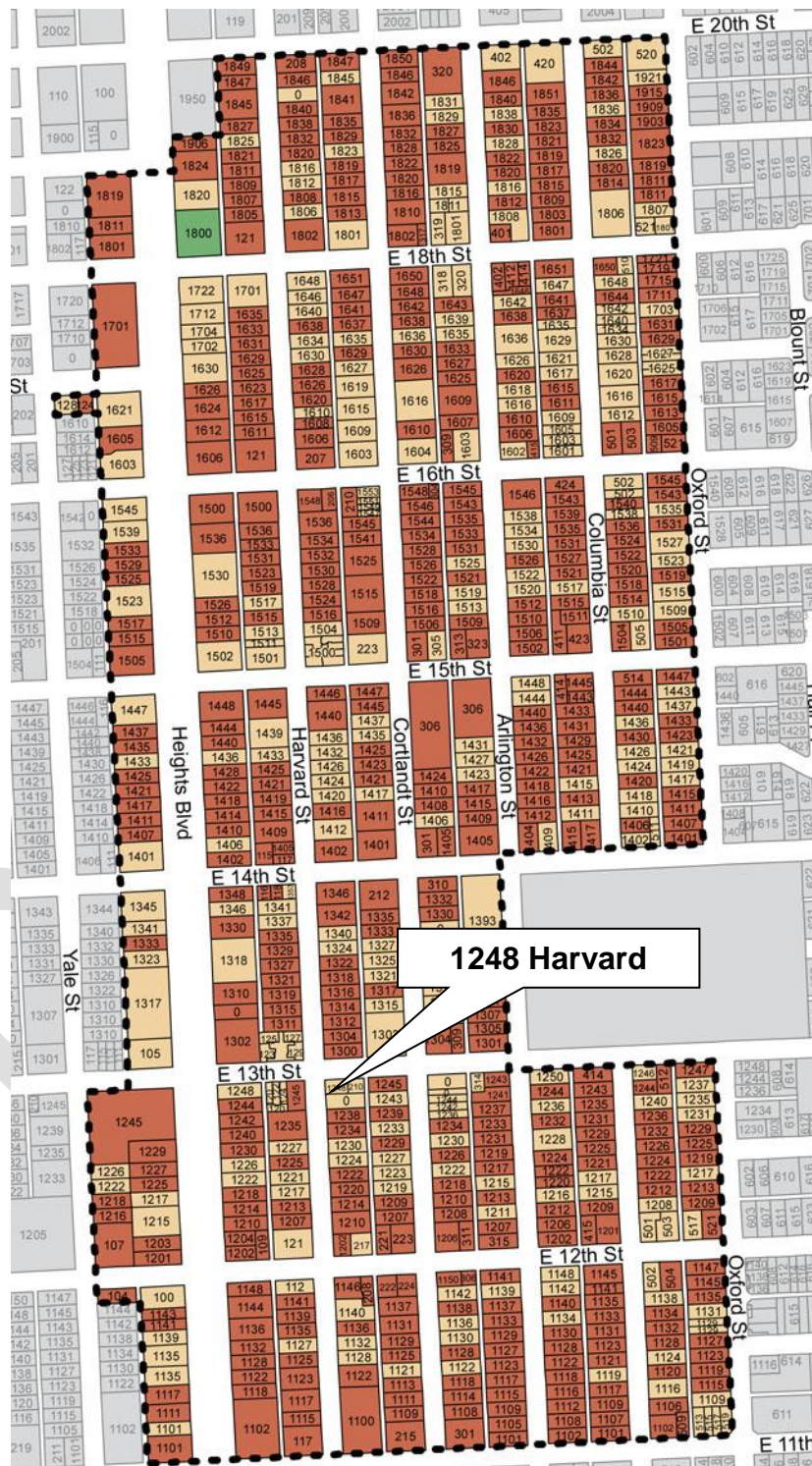
*Staff believes that the existing noncontributing house is large for the district and that the proposed addition results in a residence that is inappropriately out of scale, but we are recommending approval based on current criteria.*

***The original project was Approved by the HAHC and had a recommendation of Approval by Staff in August 2015 (see page 3). However, since the project has lapsed and a new application has been submitted, the Criteria for Alterations to Noncontributing Structures have changed. The new criteria now address the scale and proportions of proposed additions and how the addition interacts with the contributing structures within the context area (blockface and opposing blockface).***



## PROPERTY LOCATION

## HOUSTON HEIGHTS HISTORIC DISTRICT EAST



## Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CONTEXT AREA PROPERTIES



1238 Harvard Street – Contributing – 1914



1234 Harvard Street – Contributing – 1920



1245 Harvard Street – Contributing – 1907



1235 Harvard Street – Contributing – 1905



1222 Harvard Street – Noncontributing – 1920



1225 Harvard Street – Contributing – 1908

CONTEXT AREA PROPERTIES



1202 Harvard Street – Contributing – 1900



1207 Harvard Street – Contributing – 1920



1210 Harvard Street – Contributing – 1900



1213 Harvard Street – Contributing – 1910



1214 Harvard Street – Contributing – 1900



1220 Harvard Street – Contributing – 1900

## DIMENSION CHART

Address	District		Width (total)	Ridge Height	Eave Height
1248 Harvard	Heights East	Existing	39'-7"	39.75'	26.08'
1248 Harvard	Heights East	Proposed (Add)	48'-11" / 55'-6"	36.25'	23.75'

Address	District	Stories	Width	Ridge Height	Eave Height
1210 Harvard	Heights East	2	26.75'	35.00'	24.33'
1214 Harvard	Heights East	2	27.16'	34.37'	23.75'
1213 Harvard	Heights East	1	30.00'	25.18'	14.33'
1222 Harvard	Heights East	1	30.08'	25.66'	14.33'
1234 Harvard	Heights East	2	30.58'	28.91'	19.16'
1225 Harvard	Heights East	1	31.00'	26.16'	13.41'
1207 Harvard	Heights East	1	31.25'	19.33'	9.08'
1220 Harvard	Heights East	1	31.58'	25.41'	14.08'
1238 Harvard	Heights East	1	31.75'	22.33'	11.83'
1245 Harvard	Heights East	2	38.33'	32.25'	21.83'
1235 Harvard	Heights East	2	41.58'	37.58'	22.83'
1202 Harvard*	Heights East	2	49.00'	34.25'	23.66'
<b>Average:</b>			<b>33.25'</b>	<b>28.86'</b>	<b>17.71'</b>

Staff has the dimensions of all 12 Contributing Structures out of the 18 total structures on the Blockface and Opposing Blockface.

- The existing width of 1248 Harvard is 39'-7". The proposed width of the house and addition is 64.4'. The widths of Contributing houses range from about 27' to 49' but have a concentration around 30'-31'. The average width is 33.25'.

\* This is a historic apartment building with the depth of the building fronting Harvard Street. This is an atypical condition within the rest of the block.

**WEST ELEVATION – FRONT FACING HARVARD STREET**

EXISTING



DENIED MARCH 2017



DEFERRED JUNE 2017



DENIED JULY 2017



PROPOSED



- Proposed Gable Treatment
- Proposed Addition

# NORTH SIDE ELEVATION

EXISTING



DENIED MARCH 2017



DEFERRED JUNE 2017



DENIED JULY 2017



PROPOSED



- Proposed Gable Treatment
- Proposed Addition

**SOUTH SIDE ELEVATION**

EXISTING



DENIED MARCH 2017



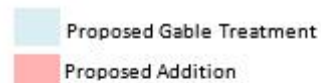
DEFERRED JUNE 2017



DENIED JULY 2017



PROPOSED



**EAST (REAR) ELEVATION**

EXISTING



DENIED MARCH 2017



DEFERRED JUNE 2017



DENIED JULY 2017

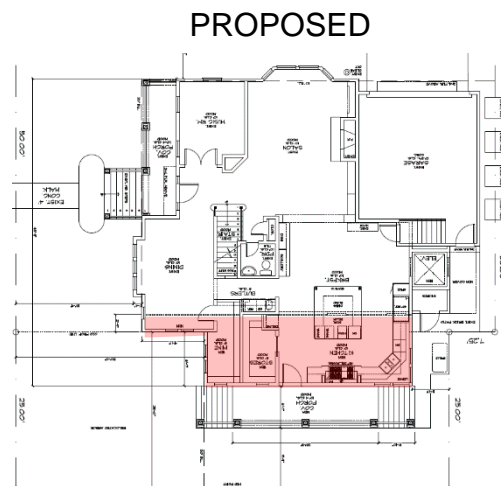
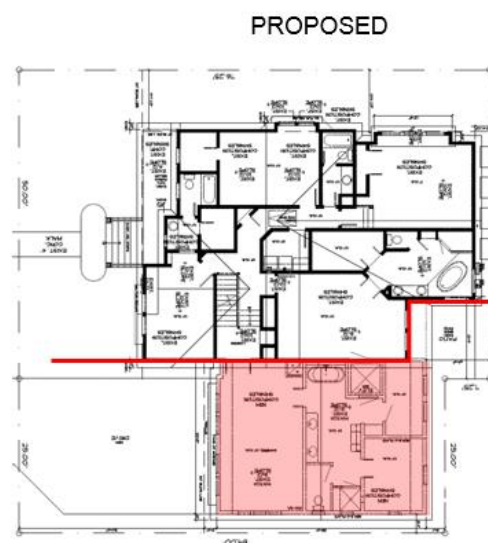
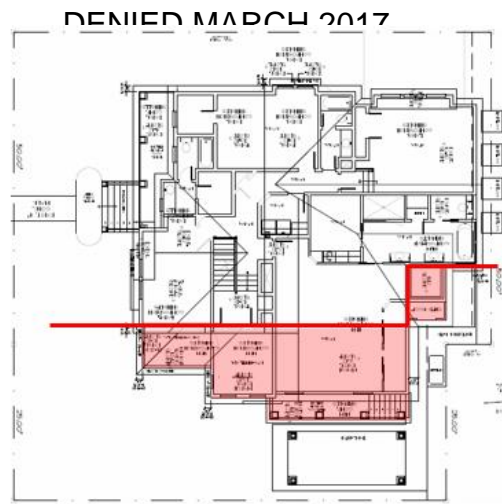
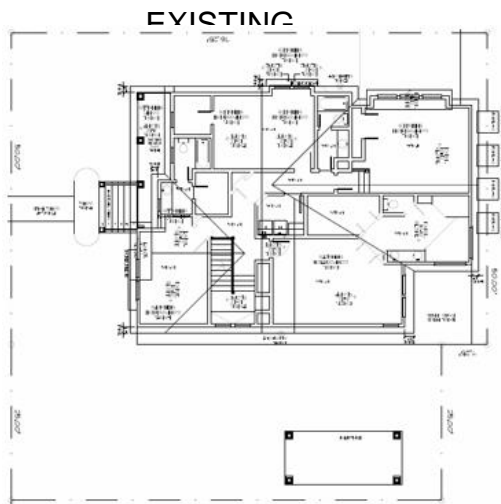


PROPOSED



Proposed Addition

**SITE PLAN**



WEST ELEVATION – FRONT FACING HARVARD STREET

DENIED JULY 2017

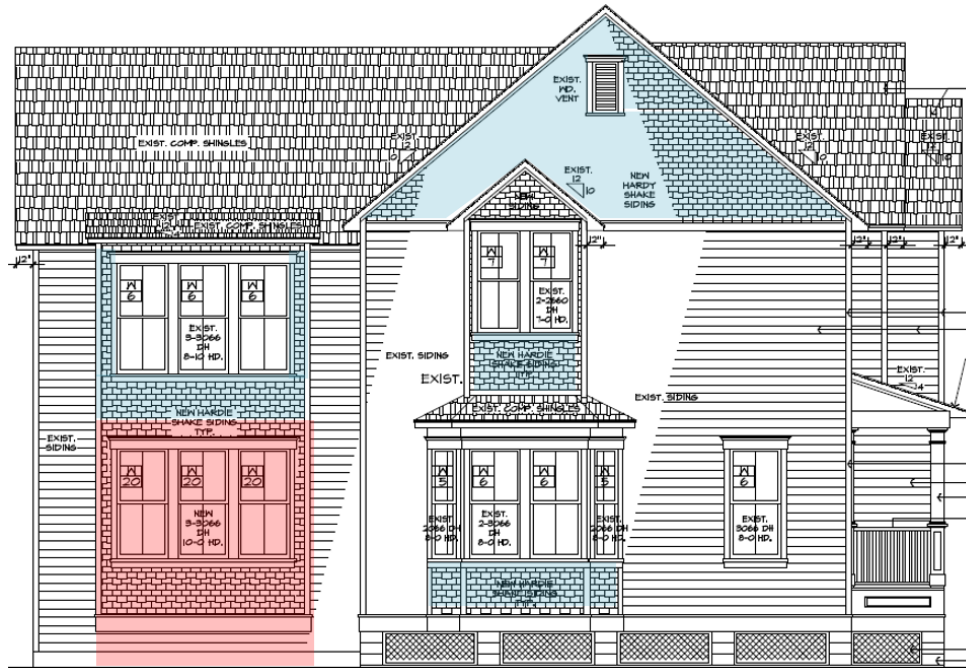


PROPOSED AUGUST 2017



**NORTH SIDE ELEVATION**

DENIED JULY 2017



PROPOSED AUGUST 2017



**SOUTH SIDE ELEVATION**

DENIED JULY 2017

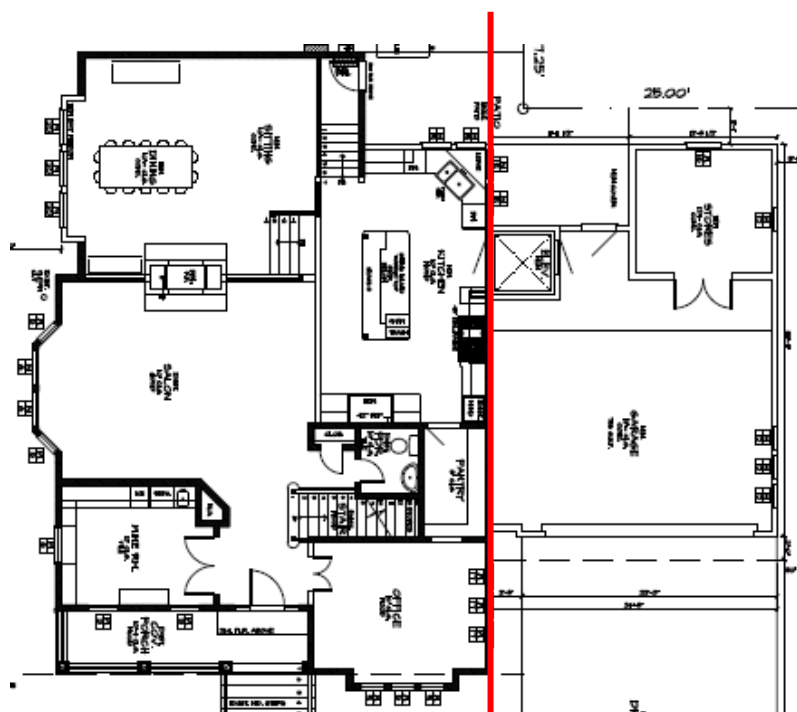


PROPOSED AUGUST 2017

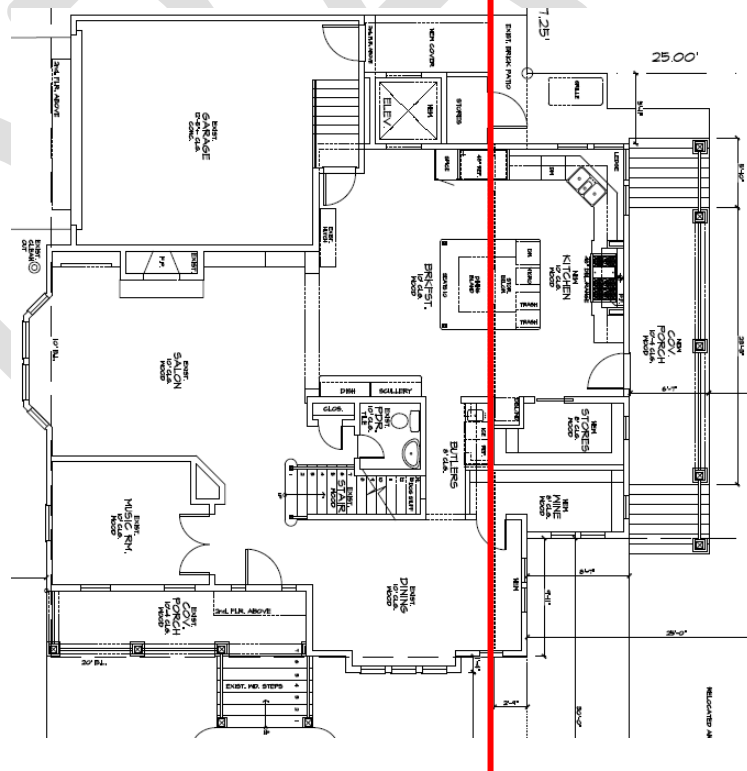


FIRST FLOOR PLAN

DENIED JULY 2017

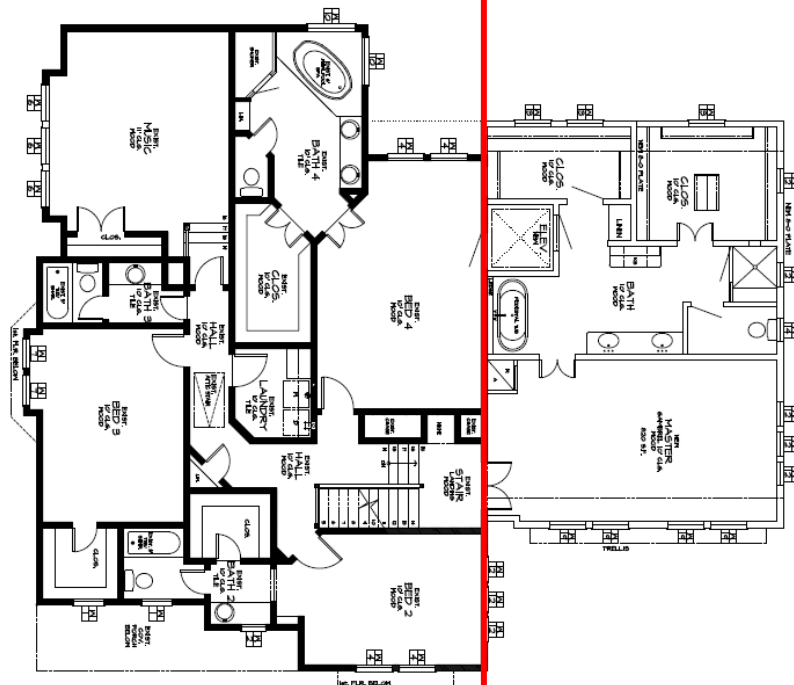


PROPOSED AUGUST 2017

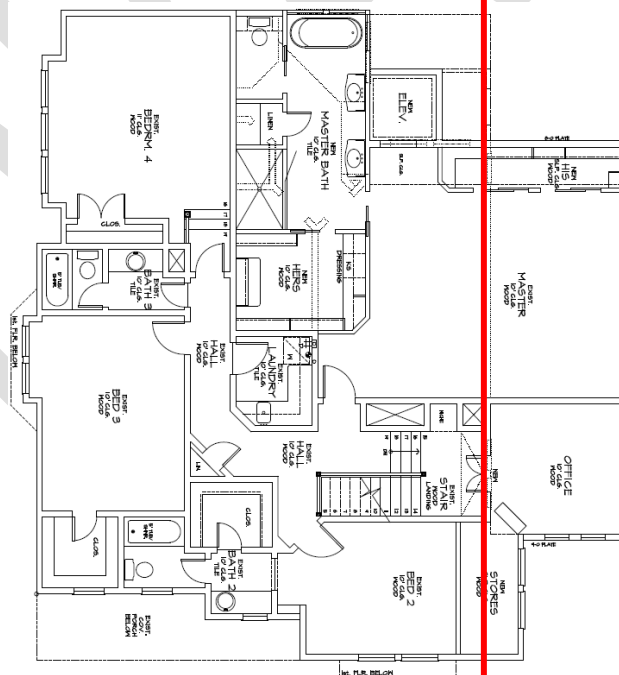


SECOND FLOOR PLAN

DENIED JULY 2017

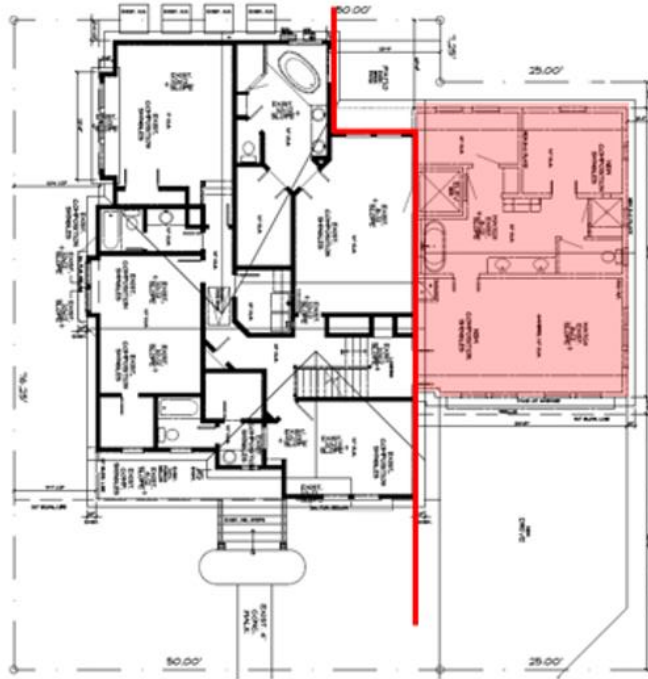


PROPOSED AUGUST 2017

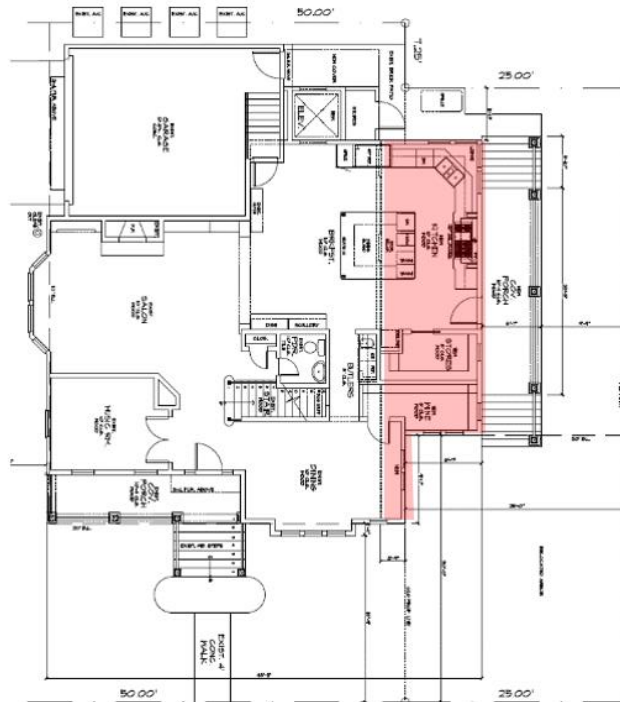


**SITE PLAN**

DENIED JULY 2017



PROPOSED AUGUST 2017



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**PROJECT DETAILS**

**Shape/Mass:** Existing: The existing 3,138 (conditioned) / 3578 (total) square foot two-story residence measures 39'-7" wide by 53'-9½" deep with a ridge height of 39'-0½".

Denied March 2017: The proposed 858 square foot two-story addition will feature a ridge height of 34'-9". The addition will have a total width of 11'-4" and total depth of 42'-6" deep. The front portion of the addition will be 6'-8" by 10'-11" deep. The addition will then extend towards the south 4'-8" to the south. A side porch will bump out another 3'-2" and measure 21'-3" deep. The total width of the house and proposed addition will be 50'-11". A rear elevator tower measuring 6' deep by 9'-10 wide will not be visible from the right of way.

Deferred June 2017: The proposed 1,560 (total) square foot addition will be a maximum of 24'-8" wide by 35'-11" deep and have a ridge height of 28'-10½". The total width of the house and proposed addition will be 64'-3". The new side addition will be located 11'-3" from the existing front wall and will feature a 2'-2" wide by 3'-0" deep notch. The second-story of the addition will overhang the first-story by 18".

Denied July 2017: The proposed 1,590 (total) square foot addition will be a maximum of 24'-8" wide by 33'-11" deep and have a ridge height of 30'-11½". The total width of the house and proposed addition will be 64'-3". The existing garage will be relocated to the proposed garage addition. The new side addition will be located 13'-3" from the existing front wall and will feature a 2'-2" wide by 1'-0" deep notch.

Proposed: The currently proposed 11'-4" wide addition will extend the front wall an additional 2'-4" making the front of the house 43'-11". The rest of the addition is setback 9'-11" and then extends another 8'-7" in width, for a total width of 48'-11". A proposed 6'-7" deep side porch will further extend the maximum total width to 55'-6". The proposed addition will have a ridge height of 36'-3". See drawings for more detail.

**Setbacks:** Existing: The residence features an 18'-9" front (west) setback; a 7'-8" north (E. 13<sup>th</sup> Street) side setback; a 2'-4½" rear (east) setback and a 27'-9" south setback.

Denied March 2017: The addition will feature a south side setback of 13'-3". All other setbacks are to remain.

Deferred June 2017: The addition will have a front (west) setback of 30'-0" (first -story), 28'-6" (second-story); a south side setback of 3'-1"; and a rear (east) setback of 3'-1". At 30' from the front property line, the proposed garage addition is built 4.5' into the front half of the lot.

There is a minimum setback of 30' (as per the prevailing setback) applied to this block of Harvard Street. The applicant will need to apply for, and be granted, a variance to construct the proposed addition.

Denied July 2017: The addition will have a front (west) setback of 32'-0"; a south side setback of 3'-1"; and a rear (east) setback of 3'-1". At 30' from the front property line, the proposed garage addition is built 2.5' into the front half of the lot.

Proposed: The front wall extension will be setback 18'-9" from the front property line. The rest of the addition will be set back 30'-0" from the front property line. There is a minimum setback of 30' (as per the prevailing setback) applied to this block of Harvard Street. The applicant will need to apply for, and be granted, a variance to construct the proposed addition. See drawings for more detail.

**Foundation:** Existing: The residence features a pier and beam foundation with a finished floor height of 4'-11".  
Denied March 2017: The addition will feature a pier and beam foundation with a finished floor height of 4'-11".  
Deferred June 2017 / Denied July 2017: The proposed attached garage addition will have a 9"-12" slab on grade concrete foundation.  
Proposed: The addition will feature a pier and beam foundation with a finished floor height of 4'-11". See drawings for more detail.

**Windows/Doors:** Existing: The residence features double hung wood windows with a 2/2 lite pattern.  
Denied March 2017: The addition will feature double hung wood windows with a 2/2 lite pattern.  
Deferred June 2017: The addition will have double hung wood windows with a 2/2 lite pattern and 1-by-1 fixed windows.  
Proposed: The addition will have double hung wood windows with a 2/2 lite pattern, 1-by-1 fixed, and 2x2 slider windows. All windows will be inset and recessed. See drawings and window/door schedule for more detail.

**Exterior Materials:** The residence features 6" horizontal lap cementitious siding and stucco in the gables.  
The addition will feature 6" horizontal lap cementitious siding and 4" cementitious trim to match existing. The existing stucco details in the gables and elsewhere will be removed and replaced with cementitious fish scale shingles. See drawings for more detail.

**Roof:** Existing: The residence features a side gable roof with a 10:12 pitch clad with composition shingles and an eave height of 26'-1" / 25'-9".  
Denied March 2017: The addition will feature a side gable roof with a 10:12 pitch at the front and a 6:12 pitch at the rear clad with composition shingles and a front eave height of 21'-3" rising to 22'-2".  
Deferred June 2017: The addition will feature a side gable roof with a 7:12 pitch at the front and a 10:12 pitch at the rear cross gable clad with composition shingles and an eave height of 21'-3".  
Denied July 2017: The addition will feature a composition shingle side gable roof with a 6:12 pitch and 21'-3" eave height.  
Proposed: The addition will feature a composition shingle side gable roof with a 10:12 pitch and 23'-9" eave height. See drawing for more detail.

# **Attachment A**

## Application Materials

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 1248 HARVARD ST.

Historic District / Landmark HEIGHTS EAST

HCAD #

Subdivision HOUSTON HEIGHTS

Lot 24,23B Block 188

## DESIGNATION TYPE

- |  |   |
|--|---|
| <input type="checkbox"/> Landmark            | <input type="checkbox"/> Contributing               |
| <input type="checkbox"/> Protected Landmark  | <input checked="" type="checkbox"/> Noncontributing |
| <input type="checkbox"/> Archaeological Site | <input type="checkbox"/> Vacant                     |

## PROPOSED ACTION

- |  |                                     |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Alteration or Addition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Restoration                       | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> New Construction                  | <input type="checkbox"/> Excavation |

## DOCUMENTS

- ☐ Application checklist for each proposed action and all applicable documentation listed within are attached

## OWNER

Name KELLIE ELDER

Company HOME OWNER

Mailing Address 1248 HARVARD  
HOU, TX. 77008

Phone N.A.

Email [REDACTED]

Signature Kellie Elder

Date 5-24-17

## APPLICANT (if other than owner)

Name MARK VAN DREN

Company APD

Mailing Address 608 OXFORD BL  
HOU, TX. 77007

Phone 713-802-9895

Email [REDACTED]

Signature Mark Van Dren

Date 5-24-17

## ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

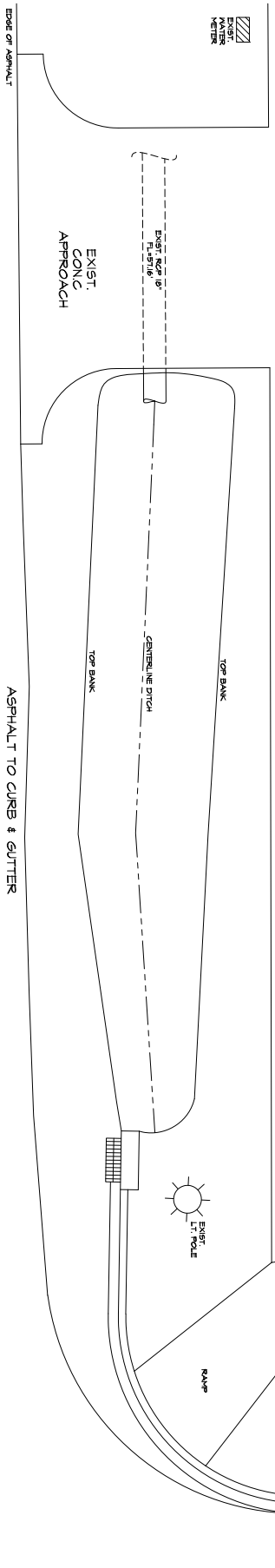
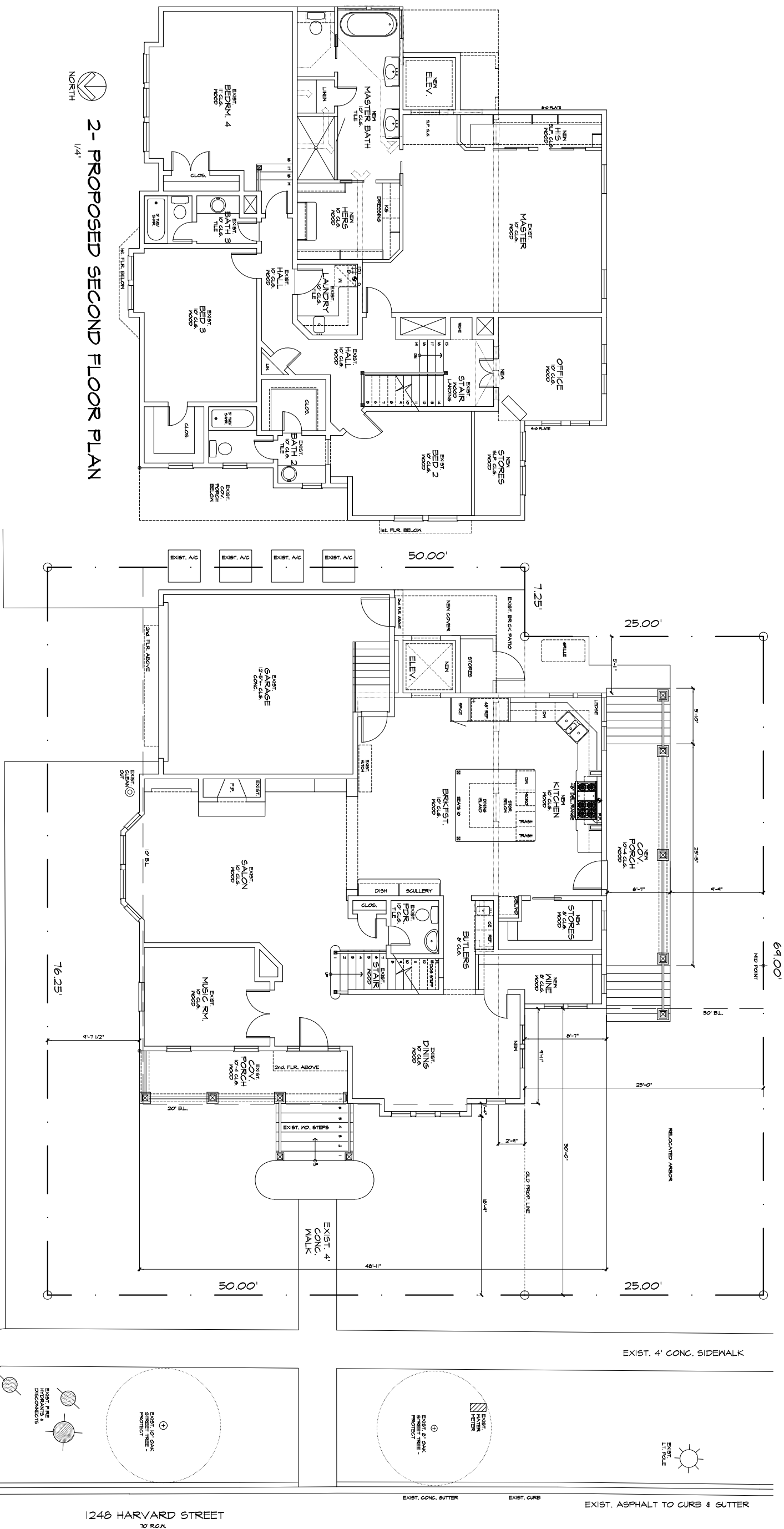
**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_

Application received: \_\_\_\_/\_\_\_\_/\_\_\_\_ Application complete: \_\_\_\_/\_\_\_\_/\_\_\_\_



[illegible]

# **Attachment B**

## **Previous COAs**

March 2017 – COA

June 2017 – COA

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** March 1, 2017

**Applicant:** Mark Van Doren, APD Design for Kellie Elder, owner

**Property:** 1248 Harvard Street, W 76.25' of Lot 24 & Lot 23B, Block 188, Houston Heights Subdivision. The property includes a 3,138 square foot, two-story wood frame single-family residence on a 5,537 square foot corner lot.

**Significance:** Noncontributing new single family residence, constructed circa 1999, located in the Houston Heights Historic District East.

**Proposal:** Alteration – Addition *Renewal*. This is a renewal of a COA that was originally approved in August 2015 and reviewed under a previous set of criteria. As a new application has been submitted, this project must now meet the current criteria for alterations to noncontributing structures. The applicant proposes the following:

Construct an 858 square foot two story addition on the south side of the 3,138 square foot two-story noncontributing residence.

- The existing house has an overall width of 39.5'; with the proposed addition, the width will be increased to 51'
- The existing house has a ridge height of 40'; the proposed ridge height of the addition will be 35'
- The existing house has an eave height of 26'; the proposed eave height of the addition will be 22'
- Existing stucco details on the north and west sides will be removed and replaced with cementitious fish scale shingles

See project details on p. 3-21 and application materials in Attachment A.

**Public Comment:** No comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria 3b: The width, ridge height, and eave height are not typical dimensions found within the context area.

**HAHC Action:** Denied

## APPROVAL CRITERIA

## ALTERATIONS TO NONCONTRIBUTING STRUCTURES

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S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
- ☒ ☐ ☐ (a) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; and
- ☒ ☐ ☐ (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
- ☐ ☐ ☒ (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.
- (3) For an addition to a noncontributing structure:
- ☒ ☐ ☐ (a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and
- ☐ ☒ ☐ (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

**The original project was Approved by the HAHC and had a recommendation of Approval by Staff in August 2015 (see page 3). However, since the project has lapsed and a new application has been submitted, the Criteria for Alterations to Noncontributing Structures have changed. The new criteria now address the scale and proportions of proposed additions and how the addition interacts with the contributing structures within the Context Area (block and blockface).**

*The width, ridge height, and eave height are not typical dimensions found within the context area. Staff has the widths of all 12 Contributing Structures out of the 18 total structures on the Block and opposing Blockface. The dimensions of the existing structure are out of scale with the typical dimensions found within the context area. The existing width is 39'-7", existing ridge height is 39'-9", the existing eave height is 26'-1", which are all above the average dimensions of 33.25' (width), 28.82' (ridge), and 17.71' (eave). The addition adds 11'-4" of width to the existing structure, bringing the total width to 50'-11", which further adds to the atypical nature of this structure.*

*The existing Ridge Height of 1248 Harvard is 39'-9". The proposed Ridge Height of the addition is 34'-9". The average Ridge Height is 28.82'. (23.98 one-story only; 33.66' two-story only)*

*The existing Eave Height of 1248 Harvard is 26'-1". The proposed Eave Height of the addition is 22'-2½". The average Ridge Height is 17.71'. (12.84' one-story only; 22.59' two-story only).*

*The proposed addition is not compatible since the existing house is already out of scale with other houses in the context area and adding additional width creates an even more out of scale structure. The side addition's eave height and ridge height, though lower than the existing, also exceed the typical proportions for contributing structures in the context area. Both issues create a mass that is not compatible with the typical proportions and scale of existing contributing structures in the context area.*

**\*APPROVAL CRITERIA AUGUST 2015\***

Houston Archaeological &amp; Historical Commission

August 27, 2015

HPO File No. 150833

ITEM B.29

1248 Harvard Street

Houston Heights East

**APPROVAL CRITERIA****ALTERATIONS TO NONCONTRIBUTING STRUCTURES**

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

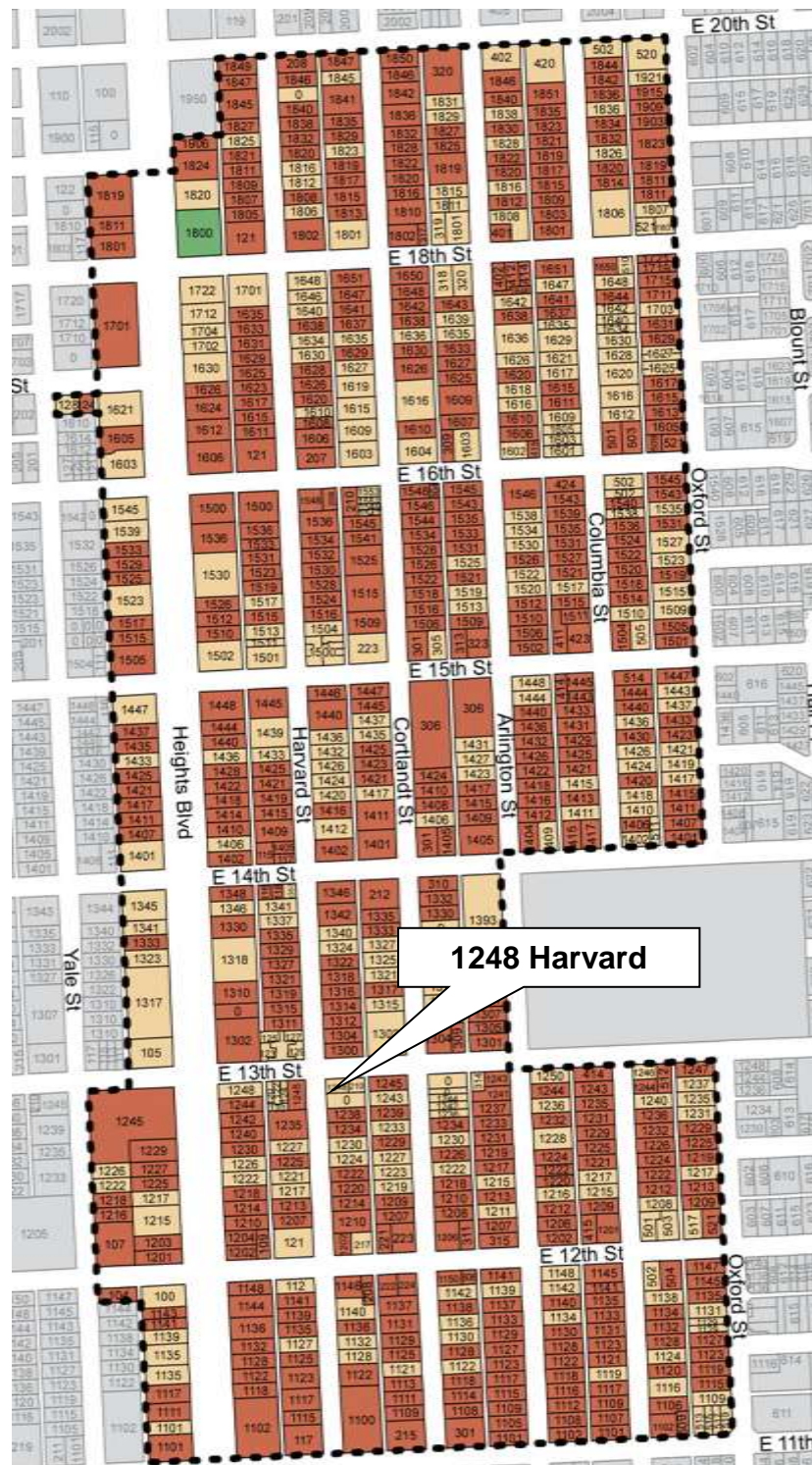
- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance  |
|                                     |                          |                                     | (2) For an addition to a noncontributing structure:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.  |

*Staff believes that the existing noncontributing house is large for the district and that the proposed addition results in a residence that is inappropriately out of scale, but we are recommending approval based on current criteria.*



## PROPERTY LOCATION

## HOUSTON HEIGHTS HISTORIC DISTRICT EAST



## Building Classification

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**



CONTEXT AREA PROPERTIES



1238 Harvard Street – Contributing – 1914



1234 Harvard Street – Contributing – 1920



1245 Harvard Street – Contributing – 1907



1235 Harvard Street – Contributing – 1905



1222 Harvard Street – Noncontributing – 1920



1225 Harvard Street – Contributing – 1908

CONTEXT AREA PROPERTIES



1202 Harvard Street – Contributing - 1900



1207 Harvard Street – Contributing – 1920



1210 Harvard Street – Contributing – 1900



1213 Harvard Street – Contributing – 1910



1214 Harvard Street – Contributing – 1900



1220 Harvard Street – Contributing – 1900

## DIMENSION CHART

Address	District		Width (total)	Ridge Height	Eave Height
1248 Harvard	Heights East	Existing	39'-7"	39.75'	26.08'
1248 Harvard	Heights East	Proposed (Add)	50.91'	34.75'	22.20'

Address	District	Stories	Width	Ridge Height	Eave Height
1210 Harvard	Heights East	2	26.75'	35.00'	24.33'
1214 Harvard	Heights East	2	27.16'	34.37'	23.75'
1213 Harvard	Heights East	1	30.00'	25.18'	14.33'
1222 Harvard	Heights East	1	30.08'	25.66'	14.33'
1234 Harvard	Heights East	2	30.58'	28.91'	19.16'
1225 Harvard	Heights East	1	31.00'	26.16'	13.41'
1207 Harvard	Heights East	1	31.25'	19.33'	9.08'
1220 Harvard	Heights East	1	31.58'	25.41'	14.08'
1238 Harvard	Heights East	1	31.75'	22.33'	11.83'
1245 Harvard	Heights East	2	38.33'	32.25'	21.83'
1235 Harvard	Heights East	2	41.58'	37.58'	22.83'
1202 Harvard*	Heights East	2	49.00'	34.25'	23.66'
Average:			33.25'	28.86'	17.71'

Staff has the dimensions of all 12 Contributing Structures out of the 18 total structures on the Blockface and Opposing Blockface.

- The existing width of 1248 Harvard is 39'-7". The proposed width of the house and addition is 50.91'. The widths of Contributing houses range from about 27' to 49' but have a concentration around 30'-31'. The average width is 33.25'.
- The existing Ridge Height of 1248 Harvard is 39'-9". The proposed Ridge Height of the addition is 34'-9". The Ridge Heights of Contributing houses range from about 19' to 37'. The average Ridge Height is 28.86'. (24.01 one-story only; 33.72' two-story only)
- The existing Eave Height of 1248 Harvard is 26'-1". The proposed Eave Height of the addition is 22'-2½". The Eave Heights of Contributing houses range from about 9' to 24'. The average Eave Height is 17.71'. (12.84' one-story only; 22.59' two-story only)

\* This is a historic apartment building with the depth of the building fronting Harvard Street. This is an atypical condition within the rest of the block.

**3D RENDERING**



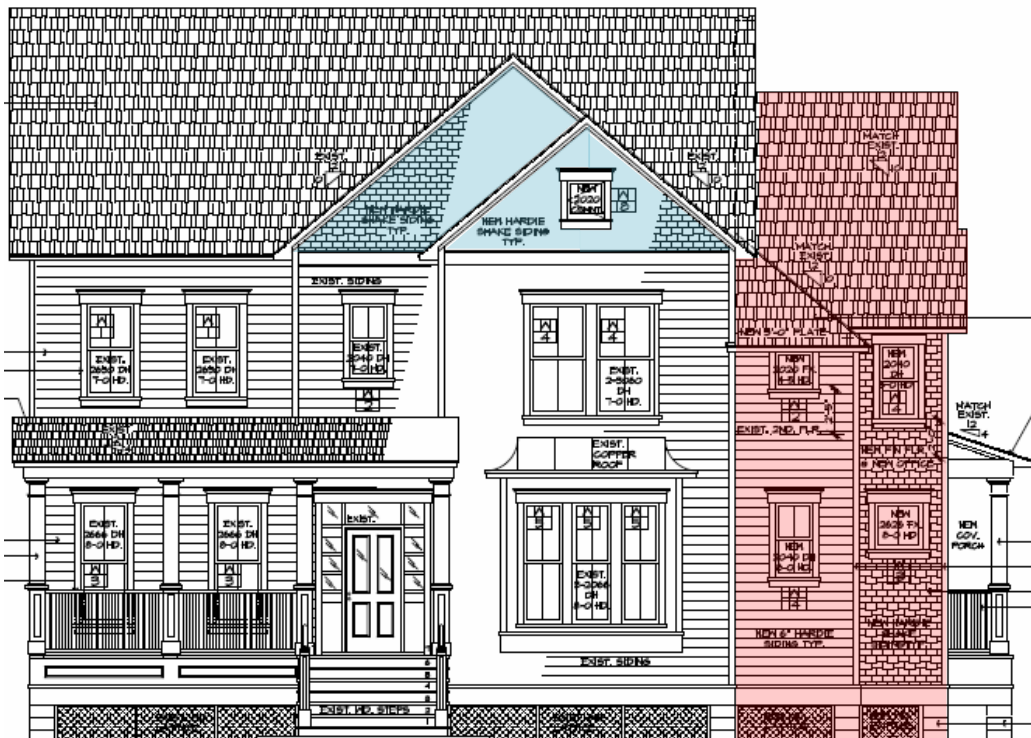
WEST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



- Proposed Gable Treatment
- Proposed Addition

PROPOSED


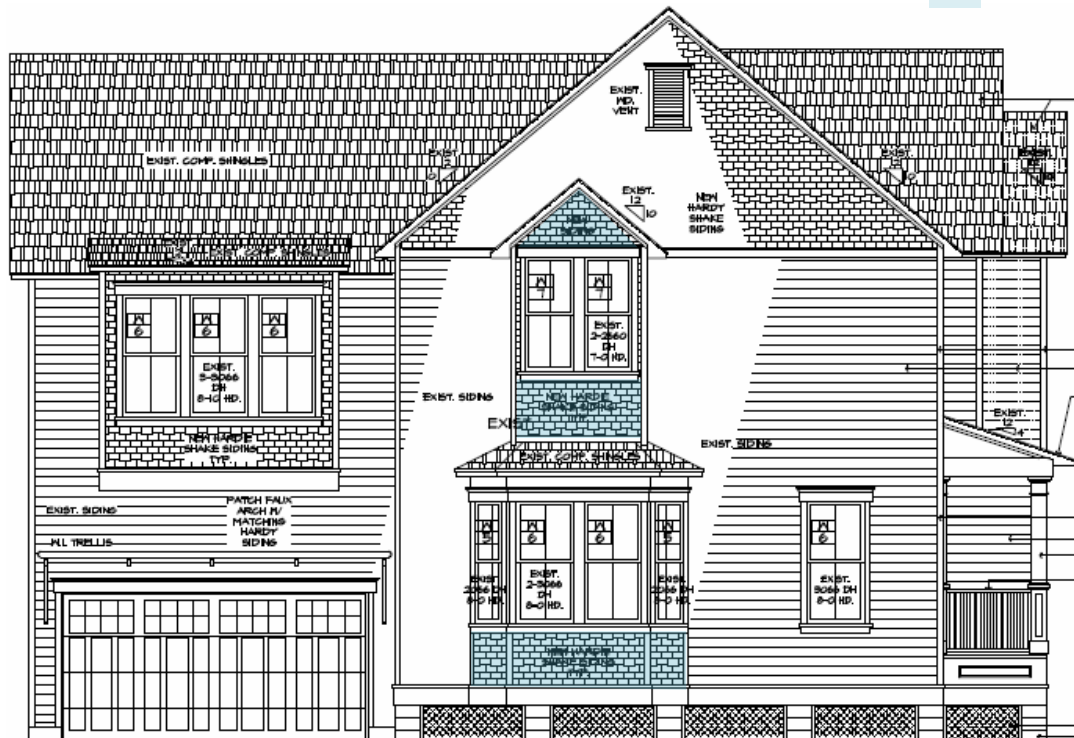


## NORTH SIDE ELEVATION

EXISTING



PROPOSED

 Proposed Gable Treatment


## SOUTH SIDE ELEVATION

## EXISTING



## PROPOSED

Proposed Gable Treatment

Proposed Addition



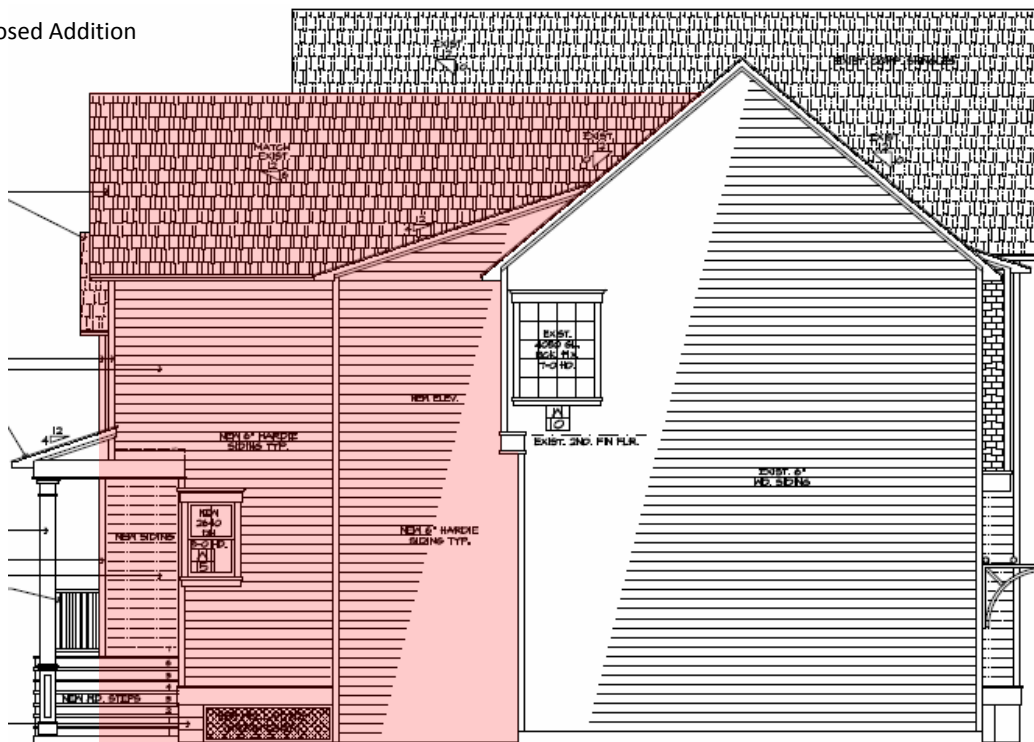
### EAST (REAR) ELEVATION

EXISTING



PROPOSED

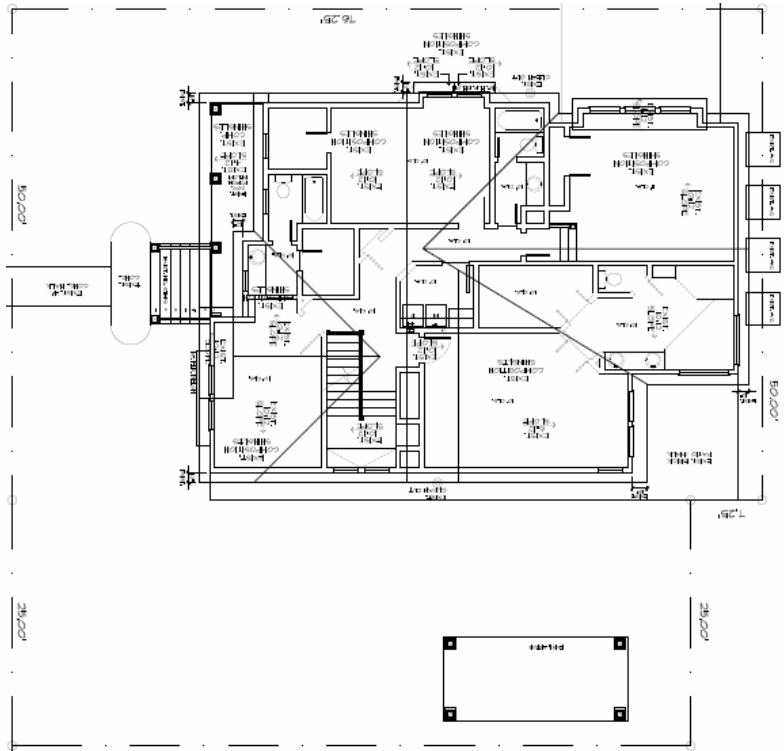
#### Proposed Addition



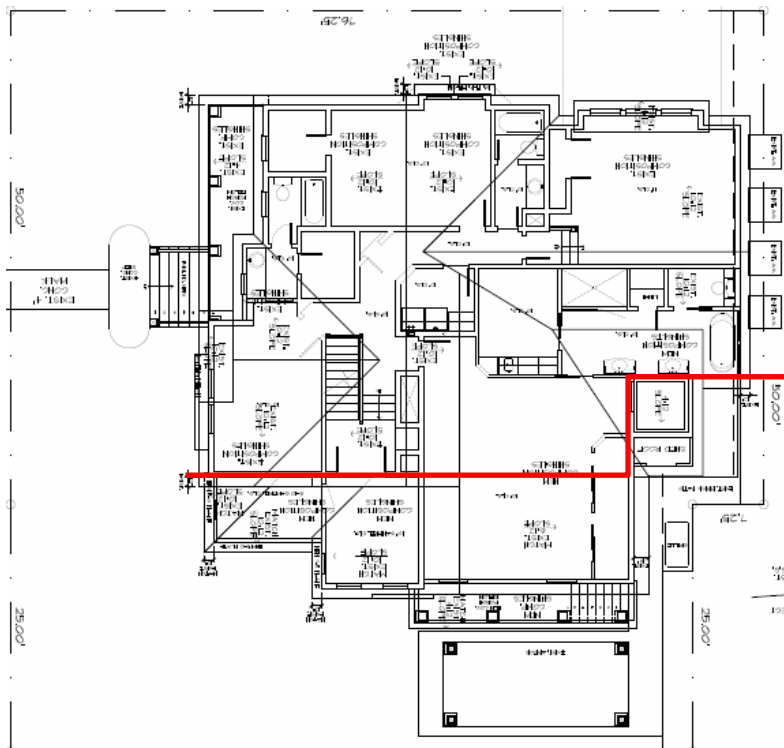


SITE PLAN

EXISTING



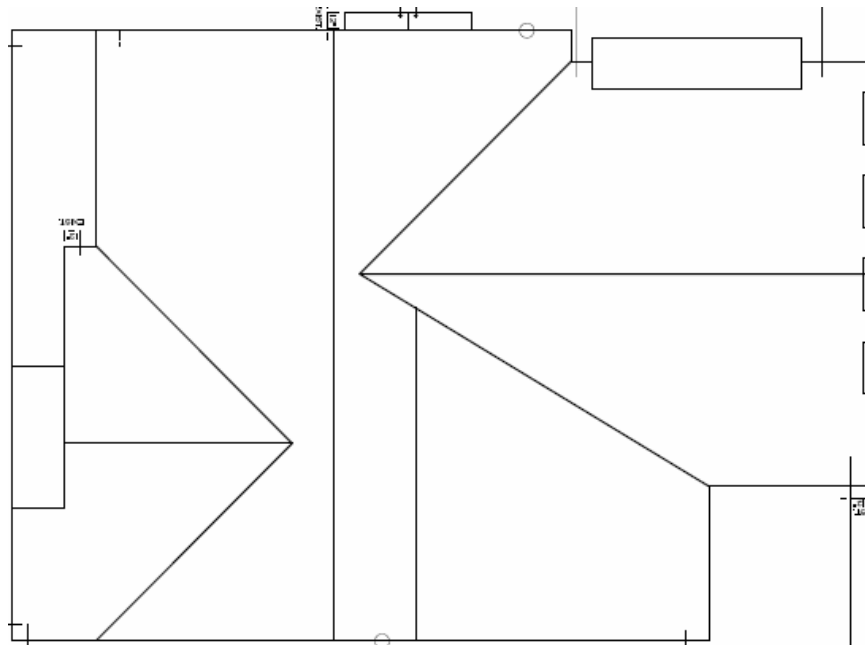
PROPOSED



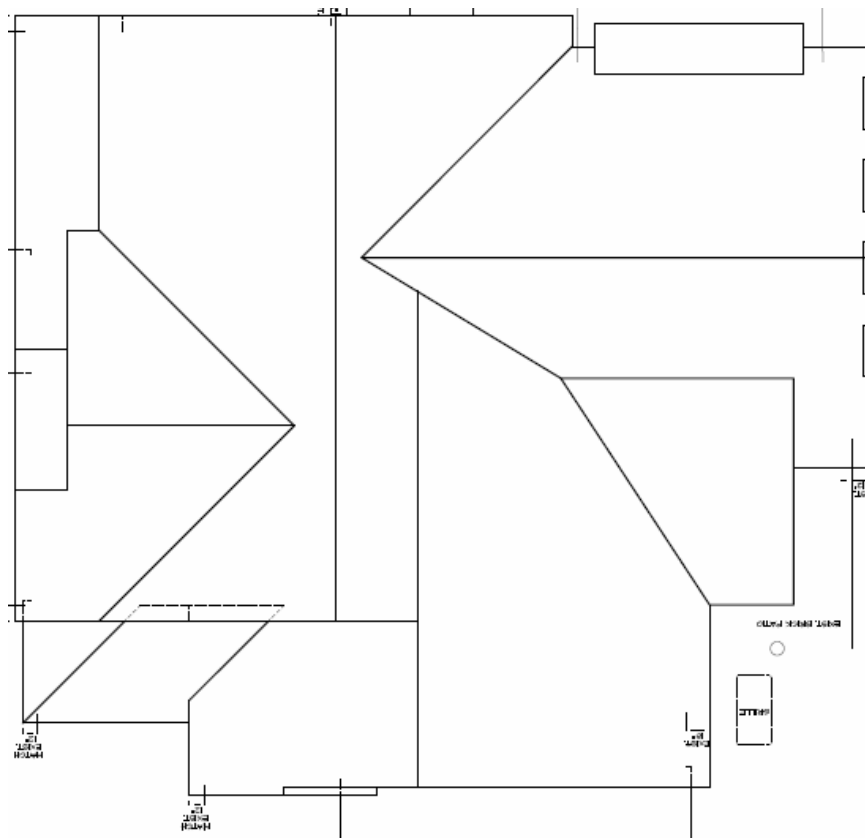


ROOF PLAN

EXISTING



PROPOSED



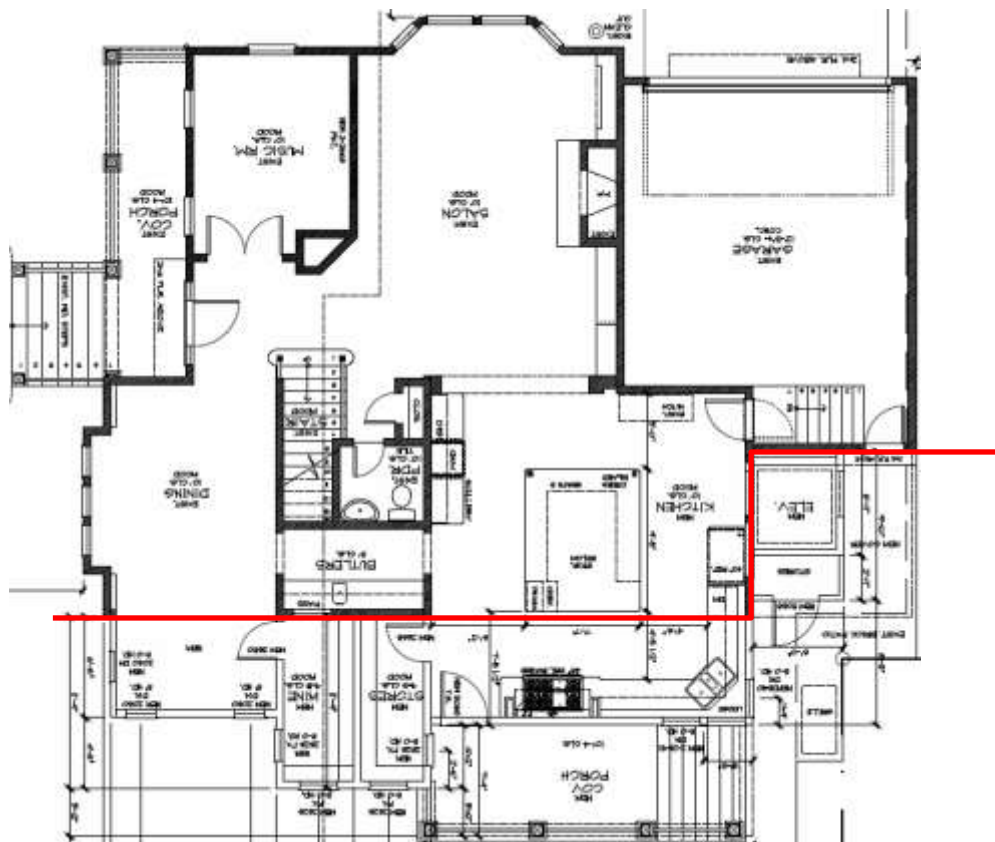


# FIRST FLOOR PLAN

## EXISTING



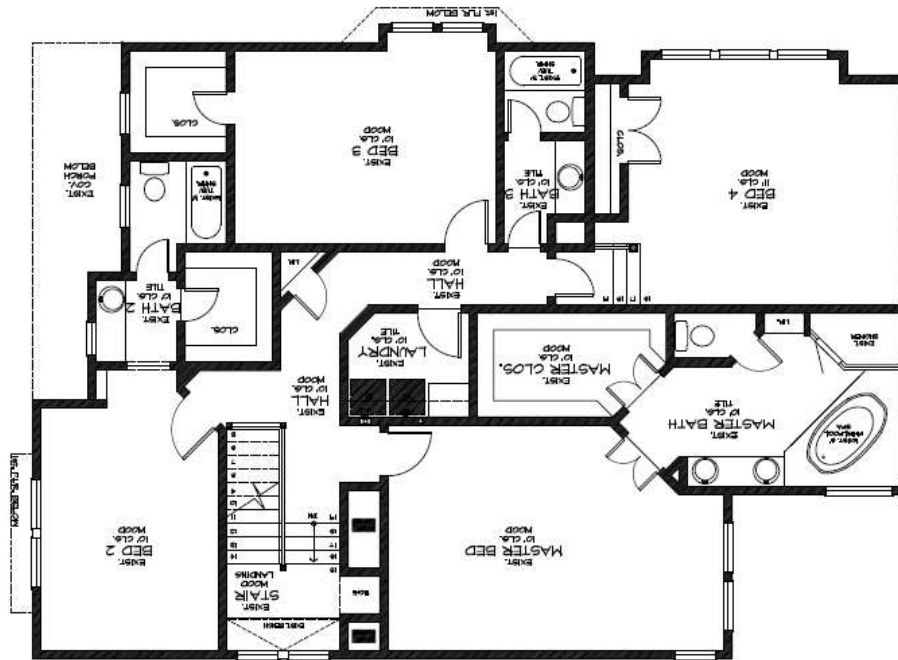
## PROPOSED



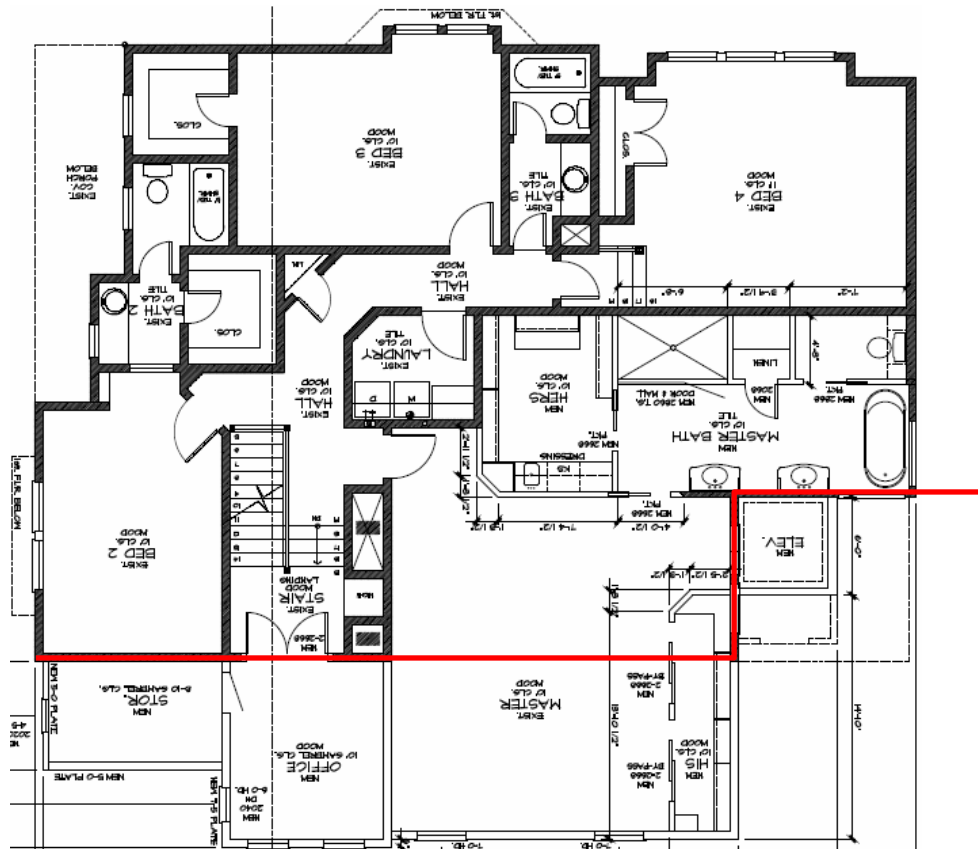


## SECOND FLOOR PLAN

## EXISTING



## PROPOSED



## WINDOW / DOOR SCHEDULE

## WINDOW SCHEDULE

QTY	WINDOW TYPE	FINISH	SILL	WEATHER PROOF	HARDWARE INSTRUCTIONS	HEAD JAMB	FINISH	REMARKS
1	EXIST. 2'-6" X 8'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 2'-0" X 4'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 2'-6" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 3'-0" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 2'-0" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 3'-0" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 2'-6" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 3'-6" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 3'-0" X 4'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 4'-0" X 3'-0" WOOD; GLASS BLOCKS	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 2'-0" X 2'-0" WOOD; CASEMENT	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	NEW 2'-0" X 2'-0" FIXED; ALUMINUM GLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 2'-6" X 2'-6" FIXED; ALUMINUM GLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 2'-0" X 4'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 2'-6" X 4'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 3'-0" X 3'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 2'-0" X 6'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 2'-0" X 2'-0" WOOD CASEMENT; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.

**\*ORIGINAL PUBLIC COMMENT AUGUST 2015\*****Houston Heights East Historic District Development Review Committee (ad-hoc)****Monthly Review Report**

The DRC report for Certificate of Appropriateness Applications is as follows:

Month:	Aug-15			Date of Report:	25-Aug-15		
HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote	
	1123 Oxford St.	Emiliano J Zazueta	Echelon Group LLC	Alteration - Addition Resubmittal	Support No Object Object	2	
	1248 Harvard St.	Mark Van Doren	Kellie Elder	Alteration - Addition	Support No Object Object	1 1	
	1626 Heights Blvd.	Thomas Frausto	Owner	New Construction - Garage	Support No Object Object	1	

See Attached Detailed Response

From: Charlie [REDACTED]  
 Sent: Tuesday, August 18, 2015 2:05 PM  
 To: Kent Marsh  
 Subject: Re: August HAHC

1123 Oxford - Deny - too big of an addition

1248 Harvard - approved

Charlie

**Houston Heights East Historic District****Certificate of Appropriateness Applications for August 2015 HAHC Review****Comments by J. Kent Marsh, AICP CUD****1123 Oxford – Alteration/Addition Re-submittal**

From the information submitted by the applicant, it is difficult to determine the exact extent of the proposed construction area but it seems that the existing contributing one-story structure is approximately 1,375 square feet in area and that the proposed two-story structure would be a total of approximately 3,888 square feet or approximately 280% increase in the square footage/massing of the original contributing structure.

The proposed front elevation is problematic in that the visual priority of the existing contributing structure is overcome by the visual strength of the proposed addition which is not in character with the intent of the historic preservation ordinance.

This proposed addition does not satisfy Approval Criteria #4 because the proposed activity DOES NOT preserve the distinguishing qualities or character of the building, structure, object or site and its environment in that the proposed activity significantly increases the scale of the character of the building in its existing relationship with the site and its environment.

This proposed addition does not satisfy Approval Criteria #9 because the proposed design of the addition IS NOT compatible with the size, scale, and character of the property and the area in which it is located.

In light of not meeting the above required approval criteria for Additions, I OBJECT to the granting of a Certificate of Appropriateness for this project.

**1248 Harvard – Alteration/Addition**

This structure is a non-contributing residence recently constructed during the 21<sup>st</sup> century and while it is not truly historical, it does include many of the major historical visual elements found in the HHEHD. I do not object to the additional area being proposed as that is one of the benefits of having a non-contributing structure – you are not trying to maintain the integrity of a historic structure, but the significant area of proposed replacement of the existing siding on the structure with new hardi-shingles is not in keeping with the character of the elements of the HHEHD. While I encourage the distinction made in the offsetting of the addition from the original structure, the replacement of a simple element of plain siding with multiple shingle areas is not supportable.

Therefore, in light of the addition of more complex elements, which is not in character with the simplistic visual character of the historic district, I OPPOSE the granting of a Certificate of Appropriateness for this property. I could support a Certificate of Appropriateness with the condition that the addition of the hardi-shingle replacements not be allowed as this is not in character with the contributing historic elements of the HHEHD.

J. Kent Marsh, AICP CUD  
1538 Arlington, HHEHD

## PROJECT DETAILS

**Shape/Mass:** The existing 3138 (conditioned) / 3578 (total) square foot two-story residence measures 39'-7" wide by 53'-9½" deep with a ridge height of 39'-0½".

The proposed 858 square foot two-story addition will feature a ridge height of 34'-9". The addition will have a total width of 11'-4" and total depth of 42'-6" deep. The front portion of the addition will be 6'-8" by 10'-11" deep. The addition will then extend towards the south 4'-8" to the south. A side porch will bump out another 3'-2" and measure 21'-3" deep. A rear elevator tower measuring 6' deep by 9'-10" wide will not be visible from the right of way. See drawings for more detail.

**Setbacks:** The residence features an 18'-9" front (west) setback; a 7'-8" north (E. 13<sup>th</sup> Street) side setback; a 2'-4½" rear (east) setback and a 27'-9" south setback.

The addition will feature a south side setback of 13'-3". All other setbacks are to remain. There is a minimum setback of 30' (as per the prevailing setback) applied to this block of Harvard Street. The applicant will need to apply for, and be granted, a variance in order to construct the proposed addition. See drawings for more detail.

**Foundation:** The residence features a pier and beam foundation with a finished floor height of 4'-11".

The addition will feature a pier and beam foundation with a finished floor height of 4'-11". See drawings for more detail.

**Windows/Doors:** The residence features double hung wood windows with a 2/2 lite pattern.

The addition will feature double hung wood windows with a 2/2 lite pattern. See drawings and window/door schedule for more detail.

**Exterior Materials:** The residence features 6" horizontal lap cementitious siding and stucco in the gables.

The addition will feature 6" horizontal lap cementitious siding to match existing. The existing stucco details in the gables and elsewhere will be removed and replaced with cementitious fish scale shingles. See drawings for more detail.

**Roof:** The residence features a side gable roof with a 10:12 pitch clad with composition shingles and an eave height of 26'-1" / 25'-9".

The addition will feature a side gable roof with a 10:12 pitch at the front and a 6:12 pitch at the rear clad with composition shingles and a front eave height of 21'-3" rising to 22'-2". See drawing for more detail.

**CERTIFICATE OF APPROPRIATENESS****Application Date:** May 24, 2017**Applicant:** Mark Van Doren, APD Design for Kellie Elder, owner**Property:** 1248 Harvard Street, W 76.25' of Lot 24 & Lot 23B, Block 188, Houston Heights Subdivision. The property includes a 3,138 square foot, two-story wood frame single-family residence and 440 square foot attached garage on a 5,537 square foot corner lot.**Significance:** Noncontributing new single family residence, constructed circa 1999, located in the Houston Heights Historic District East.**Proposal:** Alteration – Addition *Resubmittal*

This is a resubmittal of a COA that was originally approved in August 2015 and reviewed under a previous set of criteria. In March 2017, the HAHC denied the renewal finding that it did not satisfy the revised criteria. The original COA has expired.

The denied application for an 858 square foot addition expanded the total width of the house to 51' and had a ridge height of 35'. This is out of scale and exceeds the typical proportions for contributing structures in the context area.

As a new application has been submitted, which also must meet the current criteria for alterations to noncontributing structures. The applicant now proposes the following:

Construct a 1,560 (total) square foot two-story front facing garage addition on the south side of the 3,578 (total) square foot two-story noncontributing residence.

- The existing house has an overall width of 39.5"; with the proposed addition, the width will be increased to 64.4'
- The proposed addition will be set back approximately 11' from the existing front wall of the house and 30' from the front property line
- The second-story of the garage is cantilevered 18" over the first-story (encroaching on the 30' build line)
- Existing stucco details on the north and west sides will be removed and replaced with cementitious fish scale shingles

See project details on p. 3-20 and application materials in Attachment A.

**Public Comment:** No comment received.**Civic Association:** No comment received.**Recommendation:** Denial - does not satisfy criteria 3a or 3b: The width is not a typical dimension found within the context area and the garage is in an incompatible location; too far forward on the lot.**HAHC Action:** Deferred

## APPROVAL CRITERIA

## ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

☒ ☐ ☐

(a) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; and

☒ ☐ ☐

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

☐ ☐ ☒

- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

- (3) For an addition to a noncontributing structure:

☐ ☒ ☐

(a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and

*The proposed garage is located atypically close to the front property line. The property at this location is 69' deep. Traditionally, garages were built at the rear corner of a property, and on corner lot configurations, accessed by the side street. This house currently has an attached garage that is accessed by the side street. Staff recommends that a garage be located as far back as possible on the lot, and at least in the rear half of the lot. At 30' from the front property line, this proposed garage is built 4.5' into the front half of the lot. This creates an incompatible attached front facing garage condition.*

☐ ☒ ☐

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

*The width is not a typical dimension found within the context area. Staff has the widths of all 12 contributing structures out of the 18 total structures on the blockface and opposing blockface. The dimensions of the existing structure are out of scale with the typical dimensions found within the context area. The existing width is 39'-7", existing ridge height is 39'-9", the existing eave height is 26'-1", which are all above the average dimensions of 33.25' (width), 28.82' (ridge), and 17.71' (eave). Although the addition has been reduced in height and is minimally off set with a notch, the addition adds 24'-8" of width to the existing structure, bringing the total width to 64'-5". This is about the width of two typical bungalows.*

*The proposed addition is not compatible since the existing house is already out of scale with other houses in the context area and adding additional width creates an even more out of scale structure. The forward location of the proposed attached garage addition along with the added width creates a mass that is not compatible with the typical proportions and scale of existing contributing structures in the context area.*

**\*\* APPROVAL CRITERIA AUGUST 2015 \*\*****Houston Archaeological & Historical Commission**

August 27, 2015

HPO File No. 150833

**ITEM B.29**

1248 Harvard Street

Houston Heights East

**APPROVAL CRITERIA****ALTERATIONS TO NONCONTRIBUTING STRUCTURES**

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance  |
|                                     |                          |                                     | (2) For an addition to a noncontributing structure:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.  |

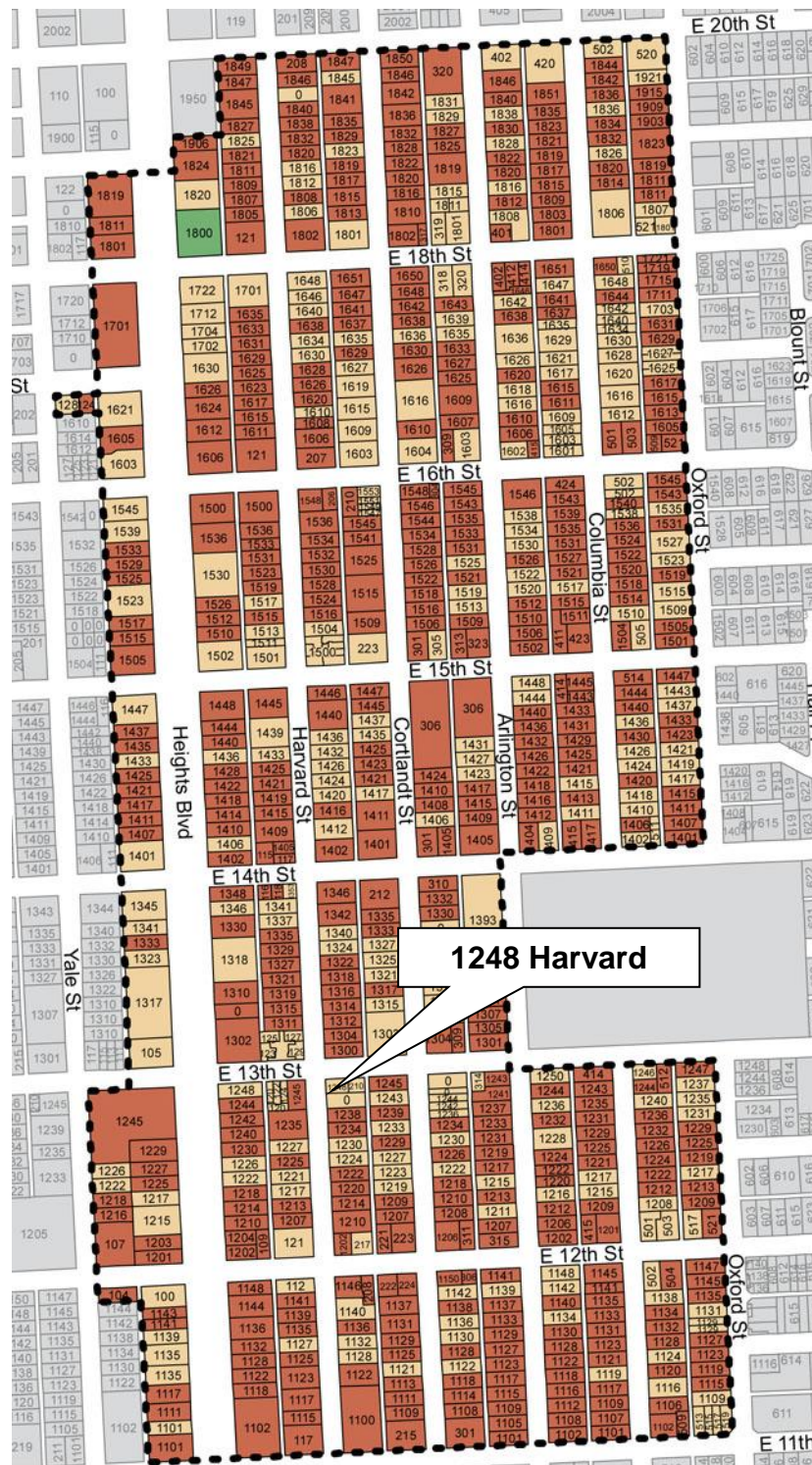
*Staff believes that the existing noncontributing house is large for the district and that the proposed addition results in a residence that is inappropriately out of scale, but we are recommending approval based on current criteria.*

*The original project was Approved by the HAHC and had a recommendation of Approval by Staff in August 2015 (see page 3). However, since the project has lapsed and a new application has been submitted, the Criteria for Alterations to Noncontributing Structures have changed. The new criteria now address the scale and proportions of proposed additions and how the addition interacts with the contributing structures within the context area (blockface and opposing blockface).*



## PROPERTY LOCATION

## HOUSTON HEIGHTS HISTORIC DISTRICT EAST



## Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CONTEXT AREA PROPERTIES



1238 Harvard Street – Contributing – 1914



1234 Harvard Street – Contributing – 1920



1245 Harvard Street – Contributing – 1907



1235 Harvard Street – Contributing – 1905



1222 Harvard Street – Noncontributing – 1920



1225 Harvard Street – Contributing – 1908

CONTEXT AREA PROPERTIES



1202 Harvard Street – Contributing - 1900



1207 Harvard Street – Contributing – 1920



1210 Harvard Street – Contributing – 1900



1213 Harvard Street – Contributing – 1910



1214 Harvard Street – Contributing – 1900



1220 Harvard Street – Contributing – 1900

## DIMENSION CHART

Address	District		Width (total)	Ridge Height	Eave Height
1248 Harvard	Heights East	Existing	39'-7"	39.75'	26.08'
1248 Harvard	Heights East	Proposed (Add)	64'-3"	34.75'	22.20'

Address	District	Stories	Width	Ridge Height	Eave Height
1210 Harvard	Heights East	2	26.75'	35.00'	24.33'
1214 Harvard	Heights East	2	27.16'	34.37'	23.75'
1213 Harvard	Heights East	1	30.00'	25.18'	14.33'
1222 Harvard	Heights East	1	30.08'	25.66'	14.33'
1234 Harvard	Heights East	2	30.58'	28.91'	19.16'
1225 Harvard	Heights East	1	31.00'	26.16'	13.41'
1207 Harvard	Heights East	1	31.25'	19.33'	9.08'
1220 Harvard	Heights East	1	31.58'	25.41'	14.08'
1238 Harvard	Heights East	1	31.75'	22.33'	11.83'
1245 Harvard	Heights East	2	38.33'	32.25'	21.83'
1235 Harvard	Heights East	2	41.58'	37.58'	22.83'
1202 Harvard*	Heights East	2	49.00'	34.25'	23.66'
<b>Average:</b>			<b>33.25'</b>	<b>28.86'</b>	<b>17.71'</b>

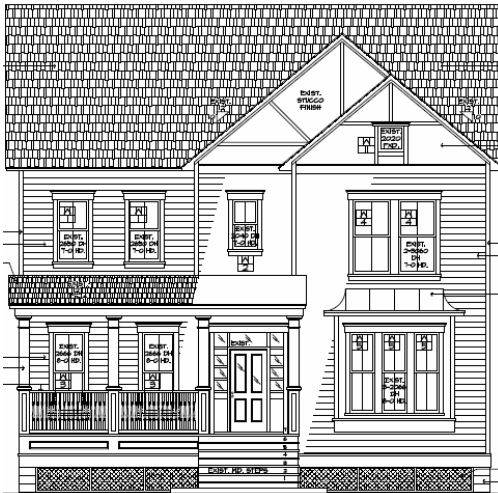
Staff has the dimensions of all 12 Contributing Structures out of the 18 total structures on the Blockface and Opposing Blockface.

- The existing width of 1248 Harvard is 39'-7". The proposed width of the house and addition is 64.4'. The widths of Contributing houses range from about 27' to 49' but have a concentration around 30'-31'. The average width is 33.25'.

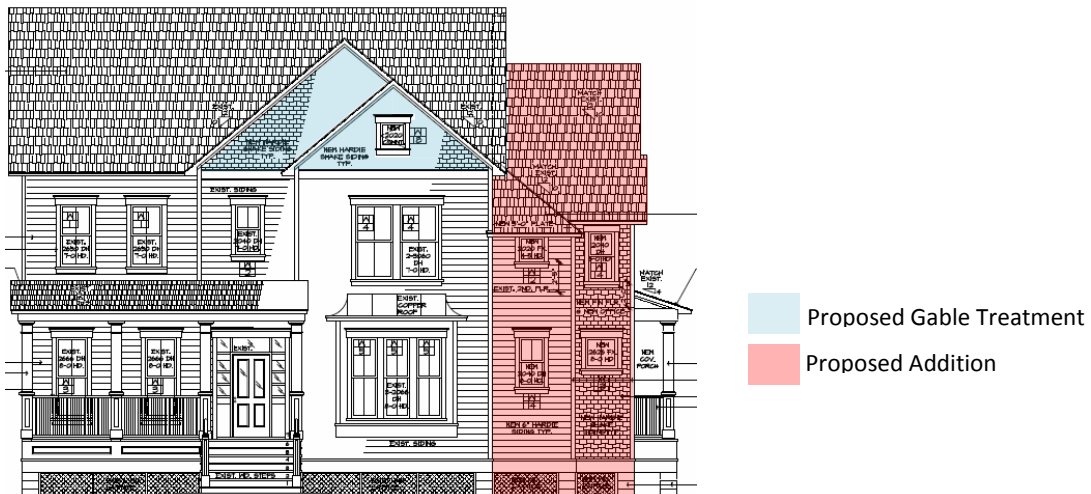
\* This is a historic apartment building with the depth of the building fronting Harvard Street. This is an atypical condition within the rest of the block.

WEST ELEVATION – FRONT FACING HARVARD STREET

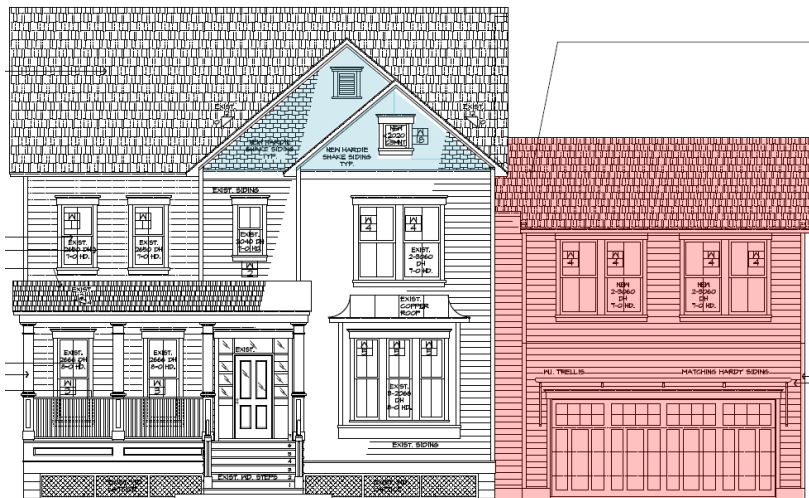
EXISTING



DENIED MARCH 2017



PROPOSED

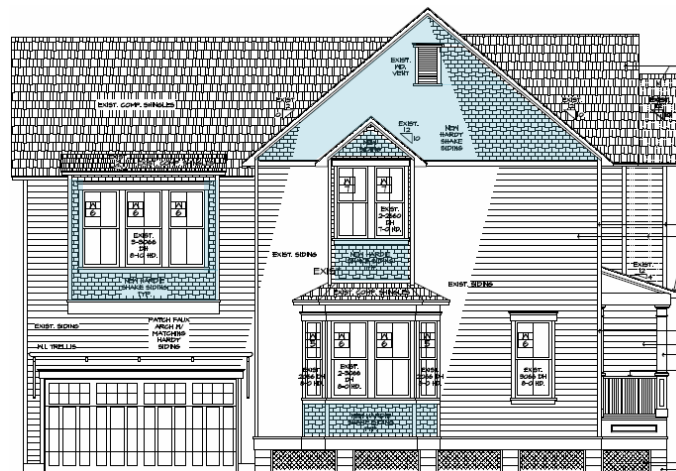


# NORTH SIDE ELEVATION

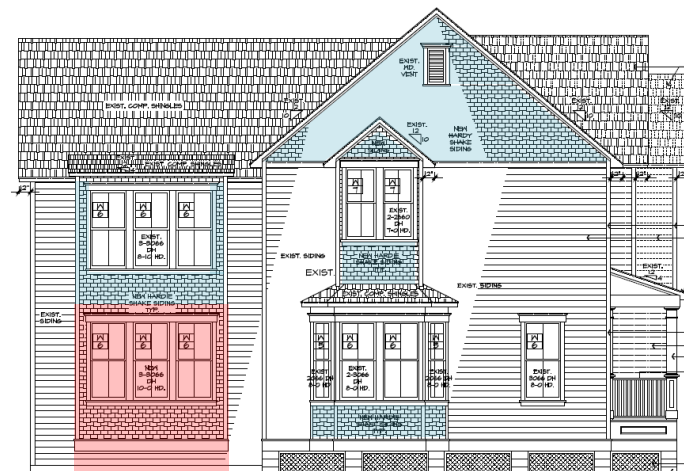
## EXISTING



## DENIED MARCH 2017



## PROPOSED



## SOUTH SIDE ELEVATION

### EXISTING

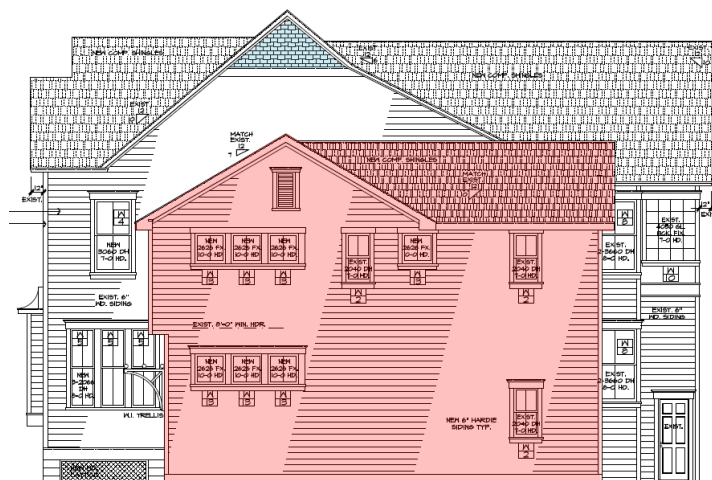


DENIED MARCH 2017



Proposed Gable Treatment  
Proposed Addition

### PROPOSED

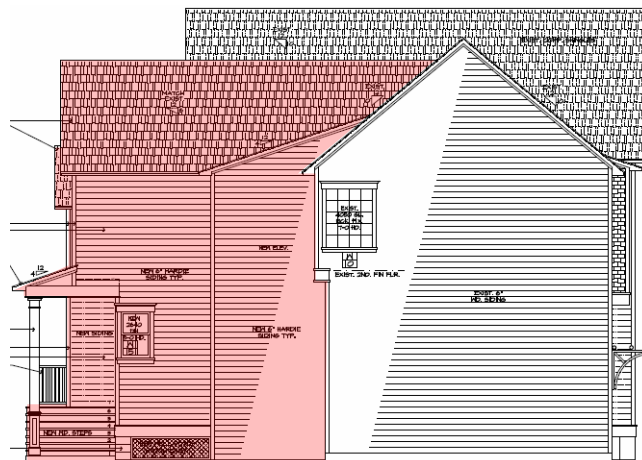


EAST (REAR) ELEVATION

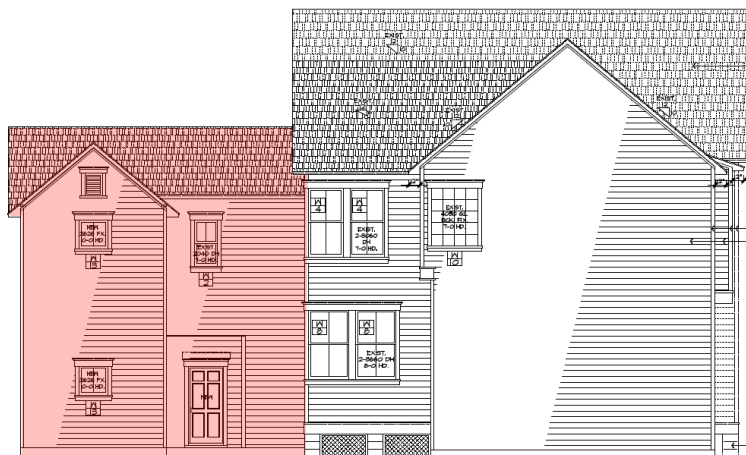
EXISTING



DENIED MARCH 2017



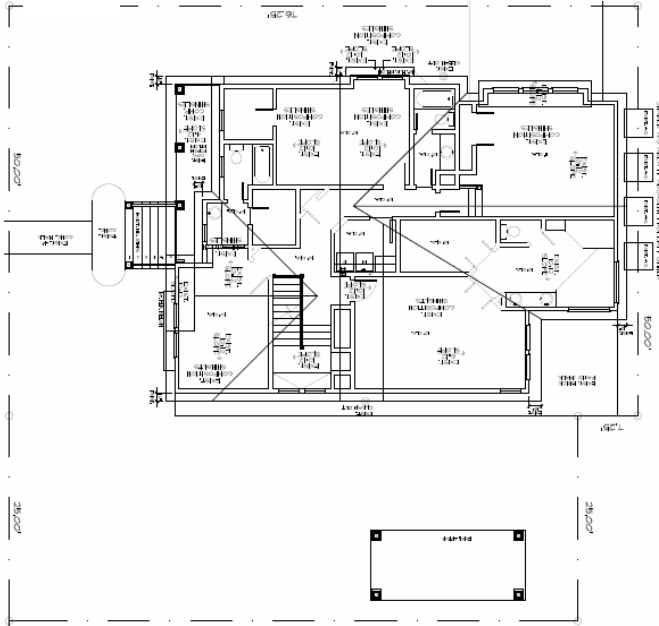
PROPOSED



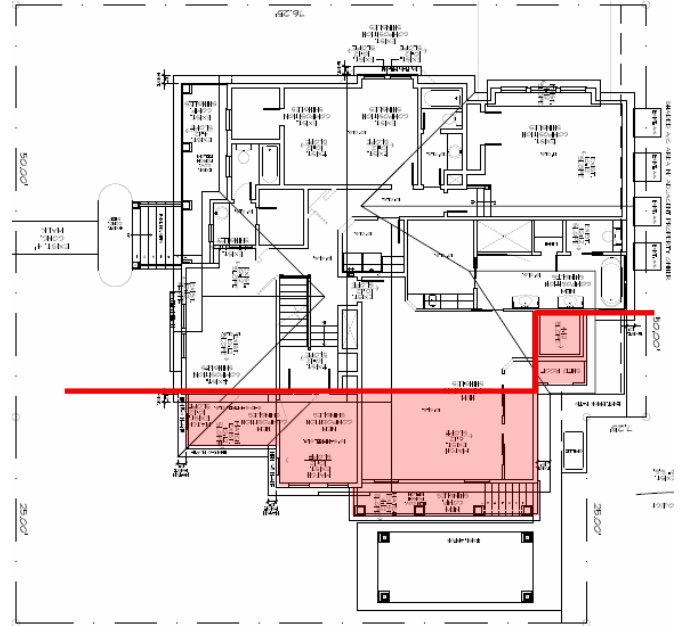


SITE PLAN

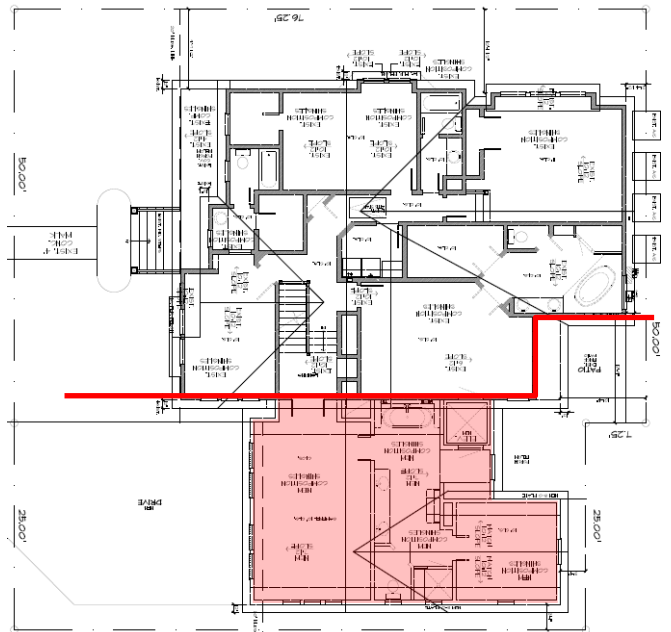
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DENIED MARCH 2017



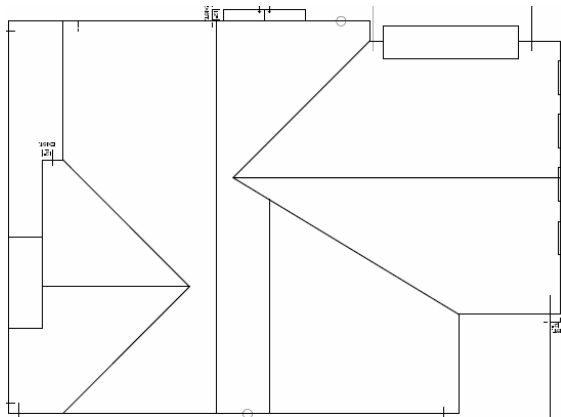
PROPOSED



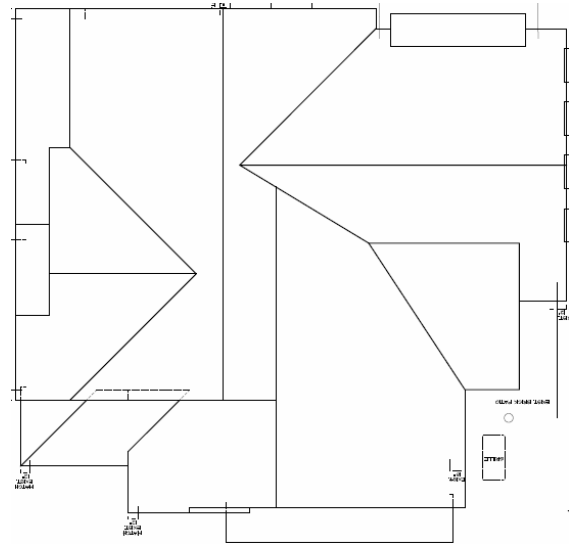


ROOF PLAN

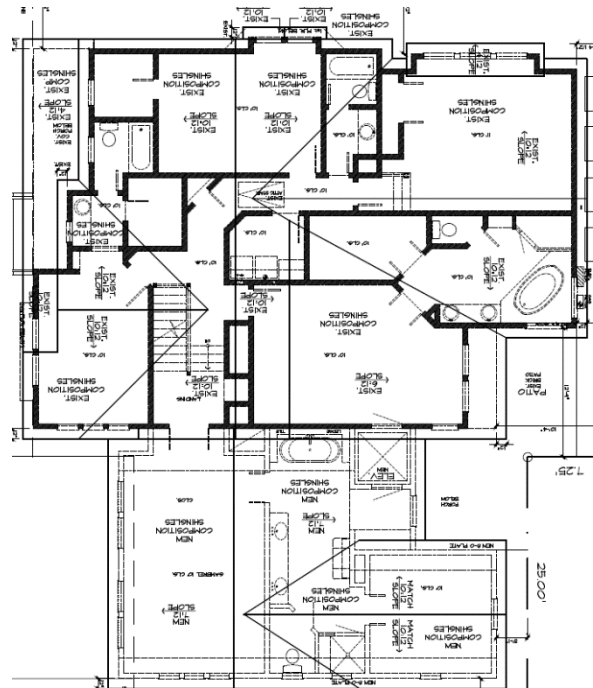
EXISTING



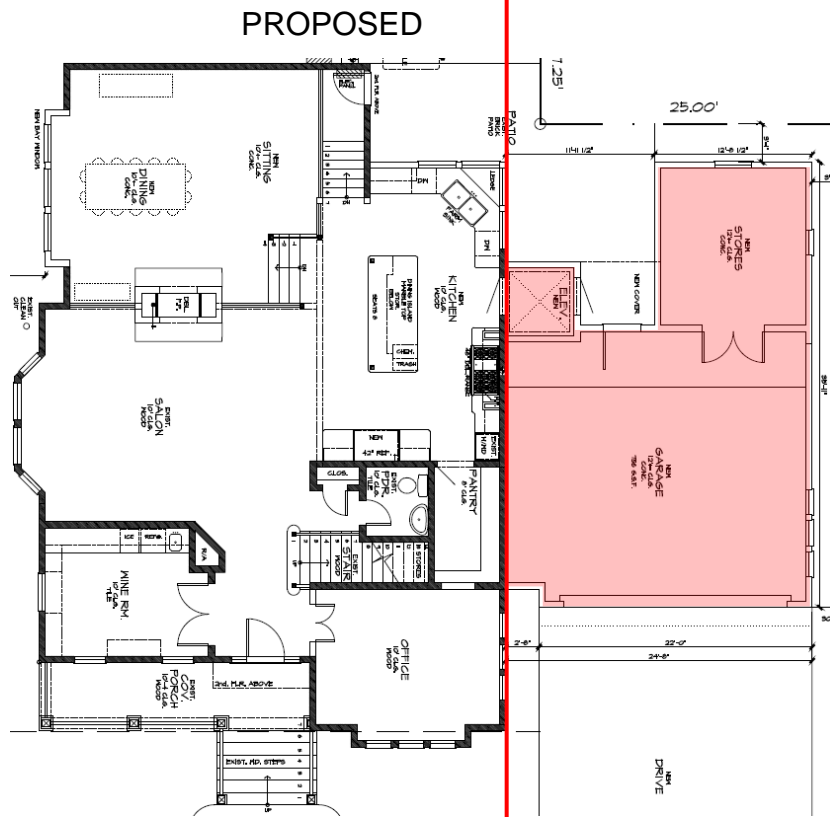
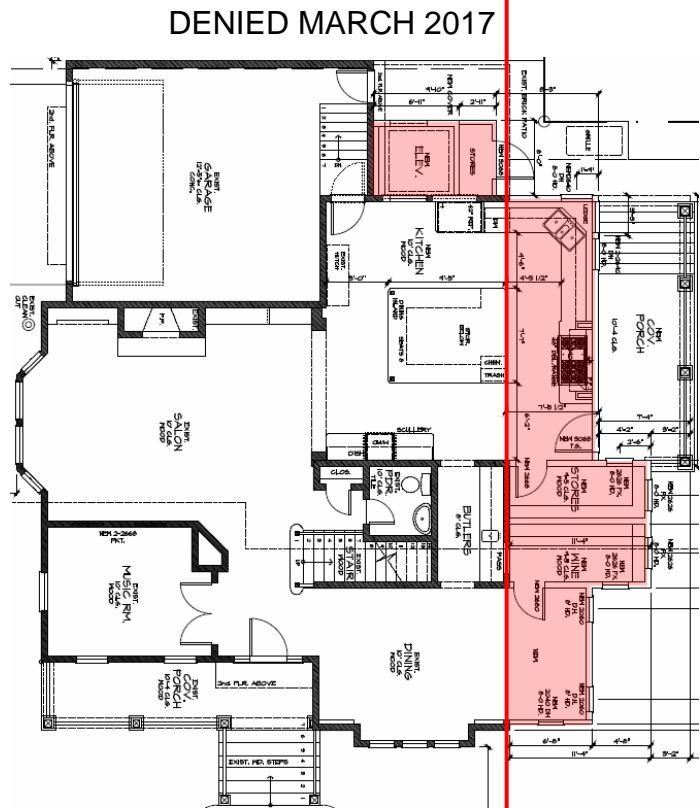
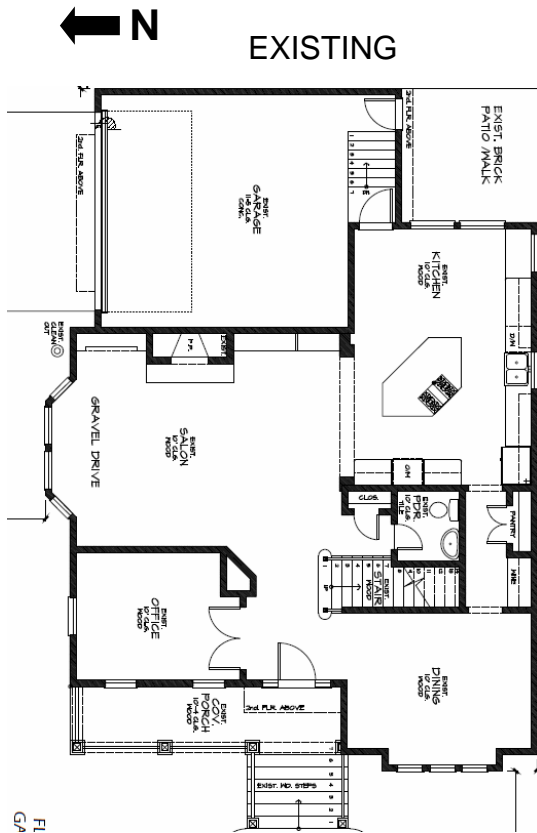
DENIED MARCH 2017



PROPOSED



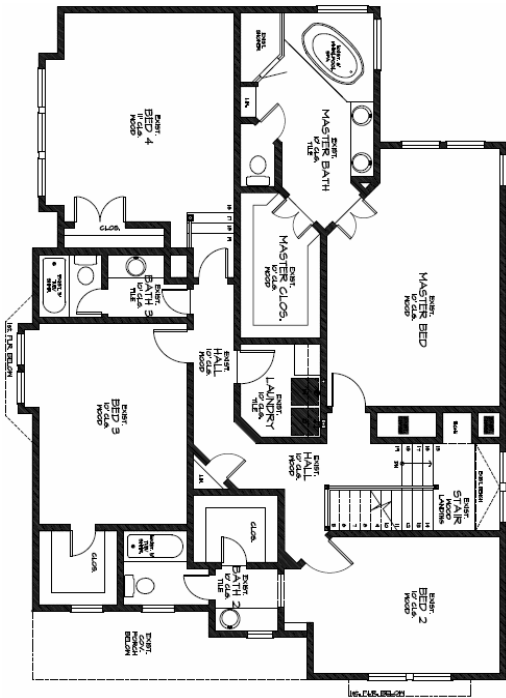
FIRST FLOOR PLAN



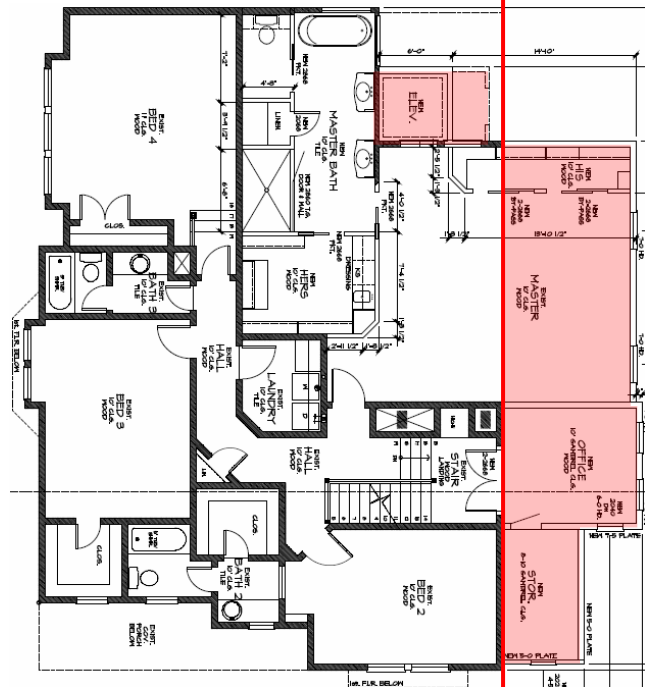
SECOND FLOOR PLAN



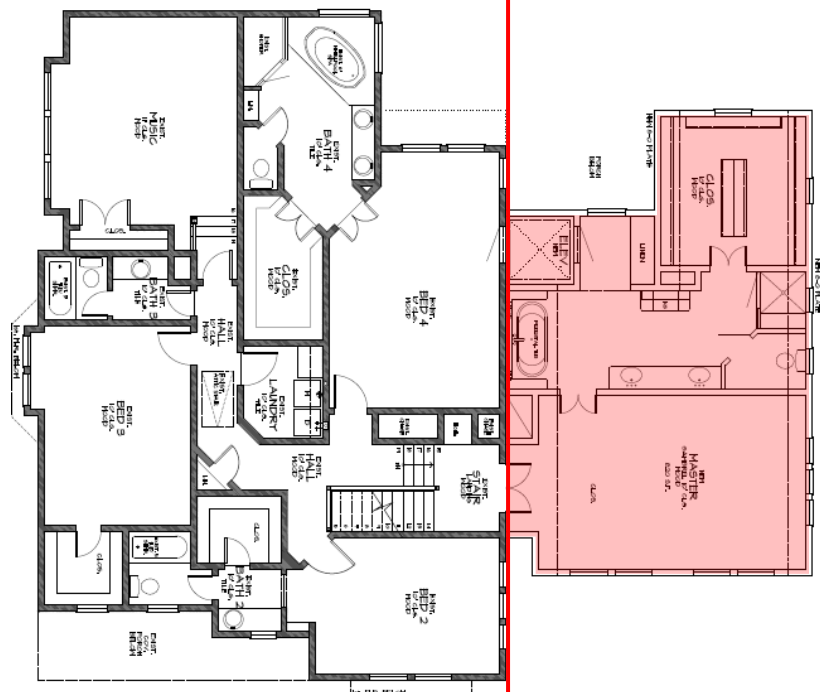
EXISTING



DENIED MARCH 2017



PROPOSED



## WINDOW / DOOR SCHEDULE

## WINDOW SCHEDULE

QTY	WINDOW TYPE	FINISH	SILL	WEATHER PROOF	HARDWARE INSTRUCTIONS	HEAD JAMB	FINISH	REMARKS
1	EXIST. 2'-6" X 3'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
2	EXIST. 2'-0" X 4'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
3	EXIST. 2'-6" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
4	EXIST. 3'-0" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
5	EXIST. 2'-0" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
6	EXIST. 3'-0" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
7	EXIST. 2'-6" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
8	EXIST. 3'-6" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
9	EXIST. 3'-0" X 4'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
10	EXIST. 4'-0" X 3'-0" WOOD; GLASS BLOCKS	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
11	EXIST. 2'-0" X 2'-0" WOOD; CASEMENT	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
12	NEW 2'-0" X 2'-0" FIXED; ALUMINUM GLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
13	NEW 2'-6" X 2'-6" FIXED; ALUMINUM GLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
14	NEW 2'-0" X 4'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
15	NEW 2'-6" X 4'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
16	NEW 3'-0" X 3'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
17	NEW 2'-0" X 6'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
18	NEW 2'-0" X 2'-0" WOOD CASEMENT; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.

**\*\* ORIGINAL PUBLIC COMMENT AUGUST 2015 \*\*****Houston Heights East Historic District Development Review Committee (ad-hoc)****Monthly Review Report**

The DRC report for Certificate of Appropriateness Applications is as follows:

Month:	Aug-15			Date of Report:	25-Aug-15	
HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1123 Oxford St.	Emiliano J Zazueta	Echelon Group LLC	Alteration - Addition Resubmittal	Support No Object Object	2
	1248 Harvard St.	Mark Van Doren	Kellie Elder	Alteration - Addition	Support No Object Object	1 1
	1626 Heights Blvd.	Thomas Frausto	Owner	New Construction - Garage	Support No Object Object	1

See Attached Detailed Response

From: Charlie [REDACTED]  
 Sent: Tuesday, August 18, 2015 2:05 PM  
 To: Kent Marsh  
 Subject: Re: August HAHC

1123 Oxford - Deny - too big of an addition

1248 Harvard - approved

Charlie

**Houston Heights East Historic District****Certificate of Appropriateness Applications for August 2015 HAHC Review****Comments by J. Kent Marsh, AICP CUD****1123 Oxford – Alteration/Addition Re-submittal**

From the information submitted by the applicant, it is difficult to determine the exact extent of the proposed construction area but it seems that the existing contributing one-story structure is approximately 1,375 square feet in area and that the proposed two-story structure would be a total of approximately 3,888 square feet or approximately 280% increase in the square footage/massing of the original contributing structure.

The proposed front elevation is problematic in that the visual priority of the existing contributing structure is overcome by the visual strength of the proposed addition which is not in character with the intent of the historic preservation ordinance.

This proposed addition does not satisfy Approval Criteria #4 because the proposed activity DOES NOT preserve the distinguishing qualities or character of the building, structure, object or site and its environment in that the proposed activity significantly increases the scale of the character of the building in its existing relationship with the site and its environment.

This proposed addition does not satisfy Approval Criteria #9 because the proposed design of the addition IS NOT compatible with the size, scale, and character of the property and the area in which it is located.

In light of not meeting the above required approval criteria for Additions, I OBJECT to the granting of a Certificate of Appropriateness for this project.

**1248 Harvard – Alteration/Addition**

This structure is a non-contributing residence recently constructed during the 21<sup>st</sup> century and while it is not truly historical, it does include many of the major historical visual elements found in the HHEHD. I do not object to the additional area being proposed as that is one of the benefits of having a non-contributing structure – you are not trying to maintain the integrity of a historic structure, but the significant area of proposed replacement of the existing siding on the structure with new hardi-shingles is not in keeping with the character of the elements of the HHEHD. While I encourage the distinction made in the offsetting of the addition from the original structure, the replacement of a simple element of plain siding with multiple shingle areas is not supportable.

Therefore, in light of the addition of more complex elements, which is not in character with the simplistic visual character of the historic district, I OPPOSE the granting of a Certificate of Appropriateness for this property. I could support a Certificate of Appropriateness with the condition that the addition of the hardi-shingle replacements not be allowed as this is not in character with the contributing historic elements of the HHEHD.

J. Kent Marsh, AICP CUD  
1538 Arlington, HHEHD

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**PROJECT DETAILS**

**Shape/Mass:** Existing: The existing 3,138 (conditioned) / 3578 (total) square foot two-story residence measures 39'-7" wide by 53'-9½" deep with a ridge height of 39'-0½".

Denied March 2017: The proposed 858 square foot two-story addition will feature a ridge height of 34'-9". The addition will have a total width of 11'-4" and total depth of 42'-6" deep. The front portion of the addition will be 6'-8" by 10'-11" deep. The addition will then extend towards the south 4'-8" to the south. A side porch will bump out another 3'-2" and measure 21'-3" deep. The total width of the house and proposed addition will be 50'-11". A rear elevator tower measuring 6' deep by 9'-10" wide will not be visible from the right of way.

Proposed June 2017: The currently proposed 1,560 (total) square foot addition will be a maximum of 24'-8" wide by 35'-11" deep and have a ridge height of 28'-10½". The total width of the house and proposed addition will be 64'-3". The new side addition will be located 11'-3" from the existing front wall and will feature a 2'-2" wide by 3'-0" deep notch. The second-story of the addition will overhang the first-story by 18". See drawings for more detail.

**Setbacks:** Existing: The residence features an 18'-9" front (west) setback; a 7'-8" north (E. 13<sup>th</sup> Street) side setback; a 2'-4½" rear (east) setback and a 27'-9" south setback.

Denied March 2017: The addition will feature a south side setback of 13'-3". All other setbacks are to remain.

Proposed June 2017: The addition will have a front (west) setback of 30'-0" (first -story), 28'-6" (second-story); a south side setback of 3'-1"; and a rear (east) setback of 3'-1". At 30' from the front property line, the proposed garage addition is built 4.5' into the front half of the lot.

There is a minimum setback of 30' (as per the prevailing setback) applied to this block of Harvard Street. The applicant will need to apply for, and be granted, a variance to construct the proposed addition. See drawings for more detail.

**Foundation:** Existing: The residence features a pier and beam foundation with a finished floor height of 4'-11".

Denied March 2017: The addition will feature a pier and beam foundation with a finished floor height of 4'-11".

Proposed June 2017: The proposed attached garage addition will have a 9"-12" slab on grade concrete foundation. See drawings for more detail.

**Windows/Doors:** Existing: The residence features double hung wood windows with a 2/2 lite pattern.

Denied March 2017: The addition will feature double hung wood windows with a 2/2 lite pattern.

Proposed June 2017: The addition will have double hung wood windows with a 2/2 lite pattern and 1-by-1 fixed windows. See drawings and window/door schedule for more detail.

**Exterior Materials:** The residence features 6" horizontal lap cementitious siding and stucco in the gables.

The addition will feature 6" horizontal lap cementitious siding and 4" cementitious trim to match existing. The existing stucco details in the gables and elsewhere will be removed and replaced with cementitious fish scale shingles. See drawings for more detail.

**Roof:** Existing: The residence features a side gable roof with a 10:12 pitch clad with composition shingles and an eave height of 26'-1" / 25'-9".

Denied March 2017: The addition will feature a side gable roof with a 10:12 pitch at the front and a 6:12 pitch at the rear clad with composition shingles and a front eave height of 21'-3" rising to 22'-2".

Proposed June 2017: The addition will feature a side gable roof with a 7:12 pitch at the front and a 10:12 pitch at the rear cross gable clad with composition shingles and an eave height of 21'-3". See drawing for more detail.

# **Attachment C**

Previous COA

August 2015 – COA

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** August 5, 2015

**Applicant:** Mark Van Doren, APD Design for Kellie Elder, owner

**Property:** 1248 Harvard Street, W 76.25' of Lot 24 & Lot 23B, Block 188, Houston Heights Subdivision. The property includes a 3,143 square foot, two-story wood frame single-family residence on a 5,537 square foot corner lot.

**Significance:** Noncontributing new single family residence, constructed circa 1999, located in the Houston Heights Historic District East.

**Proposal:** Alteration – Construct an 858 square foot two story addition on the south side of the noncontributing residence.

- Existing stucco siding in gables on the north and west sides will be removed and replaced with wood shingles
- The existing residence is 39'-6". The addition will increase the overall width to 50'-10" not including a side porch which will extend a further 3'-2".

See enclosed application materials and detailed project description on p. 5-16 for further details.

**Public Comment:** One in support and one opposed. See Attachment A, p. 16-18.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** HAHC Approval  
**Effective:** August 27, 2015



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

## APPROVAL CRITERIA

## ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance  |
|                                     |                          |                                     | (2) For an addition to a noncontributing structure:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.  |

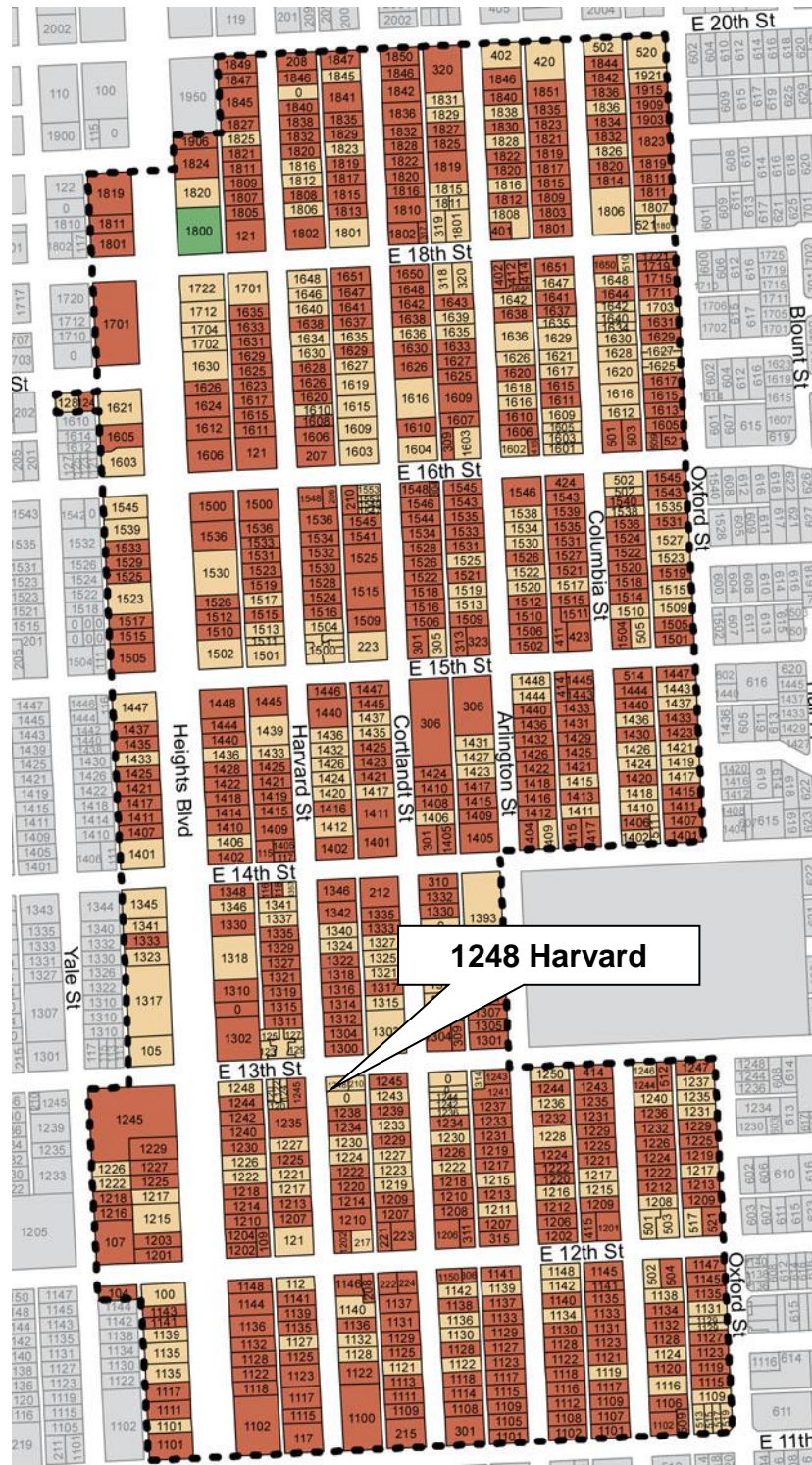
*Staff believes that the existing noncontributing house is large for the district and that the proposed addition results in a residence that is inappropriately out of scale, but we are recommending approval based on current criteria.*



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

## Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



1238 Harvard Street – Contributing – 1914 (neighbor)



1300 Harvard Street – Contributing – 1920 (neighbor)



1245 Harvard Street – Contributing – 1907 (across street)



1235 Harvard Street – Contributing – 1905 (across street)



1227 Harvard Street – Noncontributing – 1920 (across street)



1225 Harvard Street – Contributing – 1908 (across street)

**3D RENDERING**



## WEST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



PROPOSED



## NORTH SIDE ELEVATION

EXISTING



PROPOSED



## SOUTH SIDE ELEVATION

EXISTING



PROPOSED

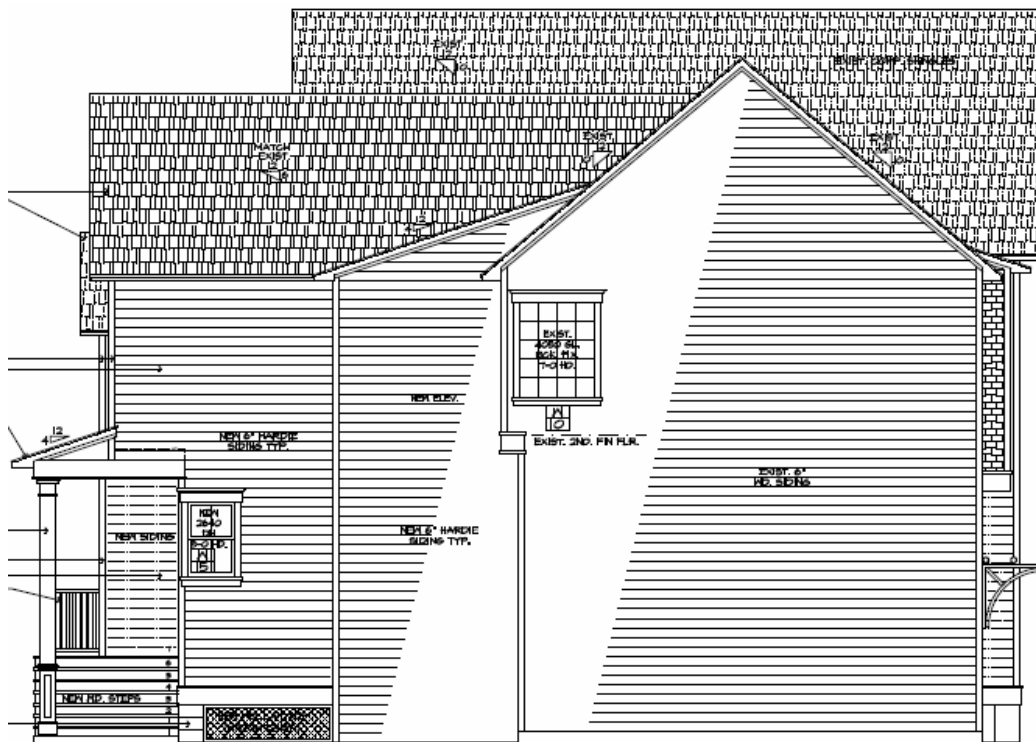


# EAST (REAR) ELEVATION

## EXISTING

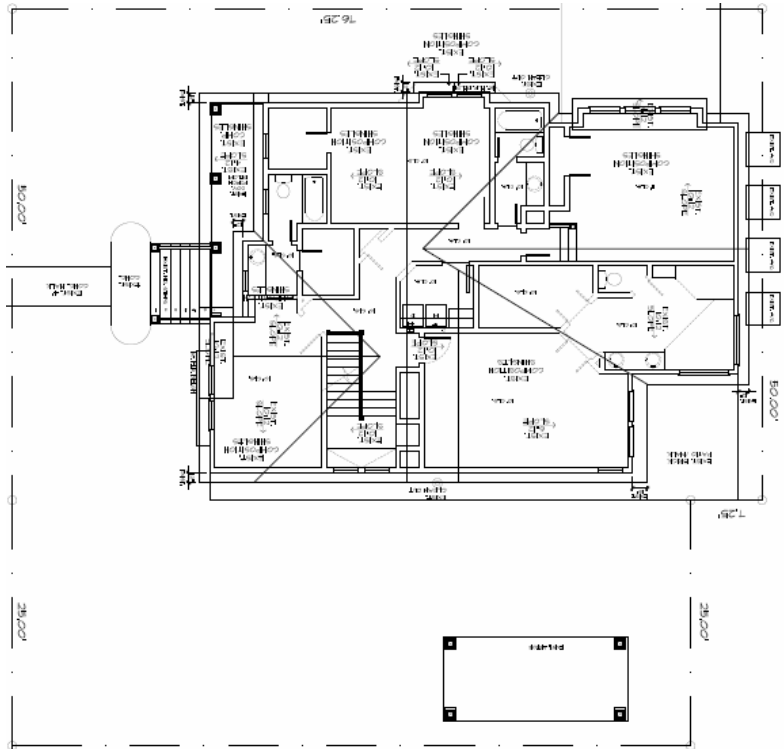


## PROPOSED

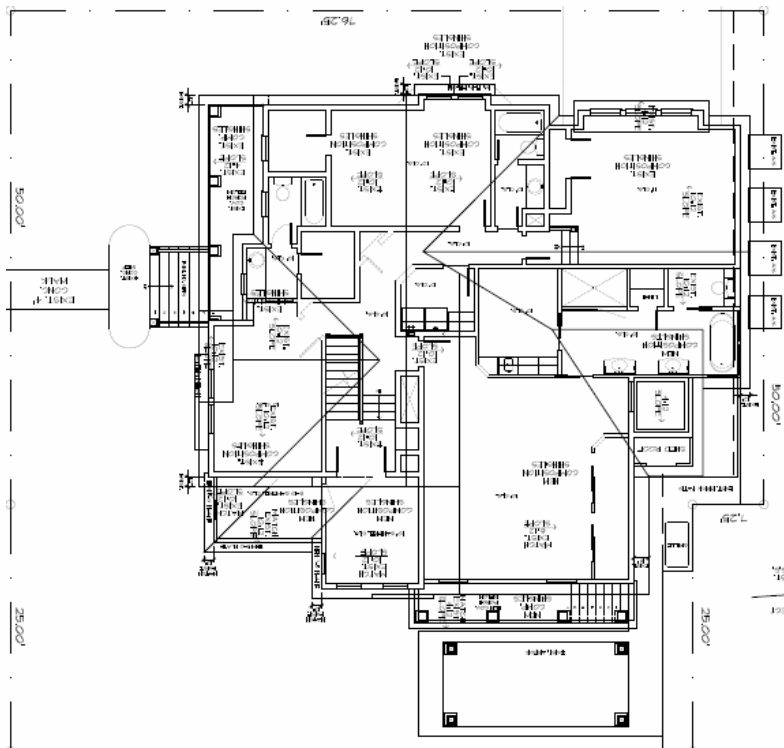




**SITE PLAN  
EXISTING**



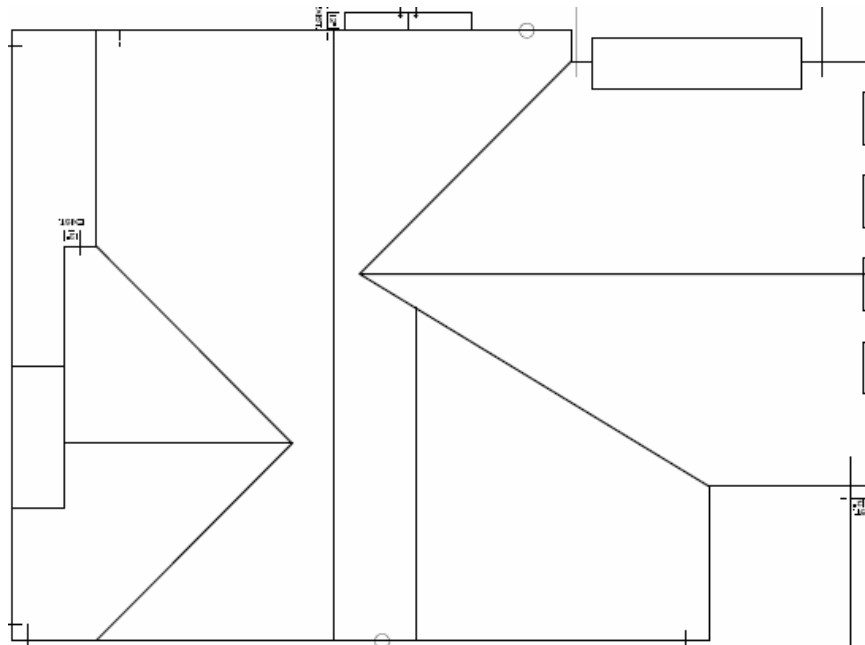
**PROPOSED**



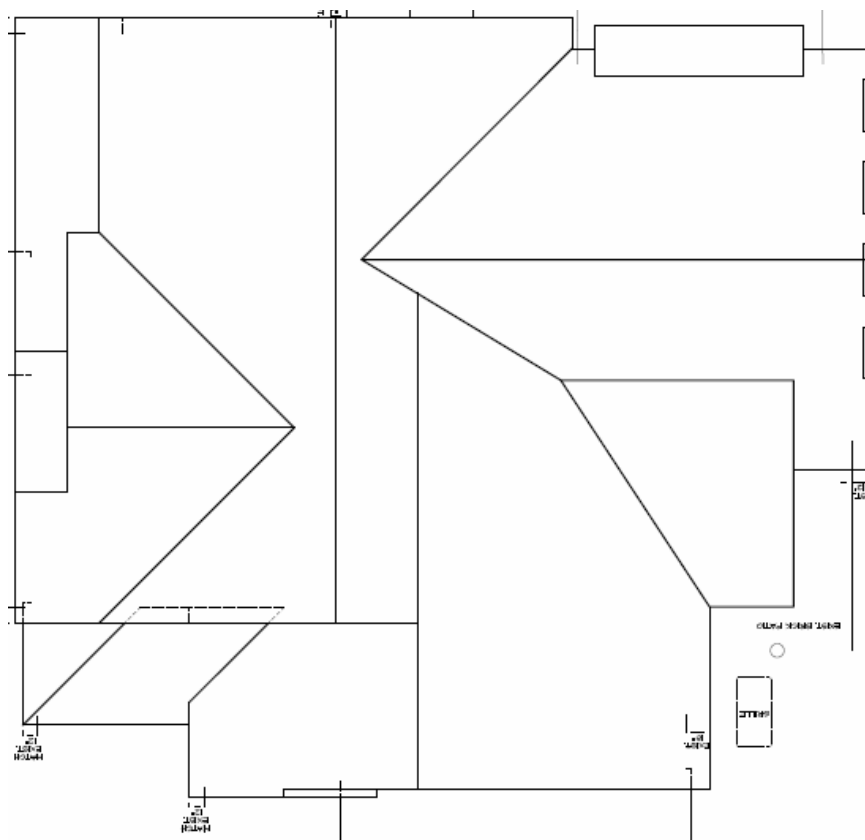


ROOF PLAN

EXISTING



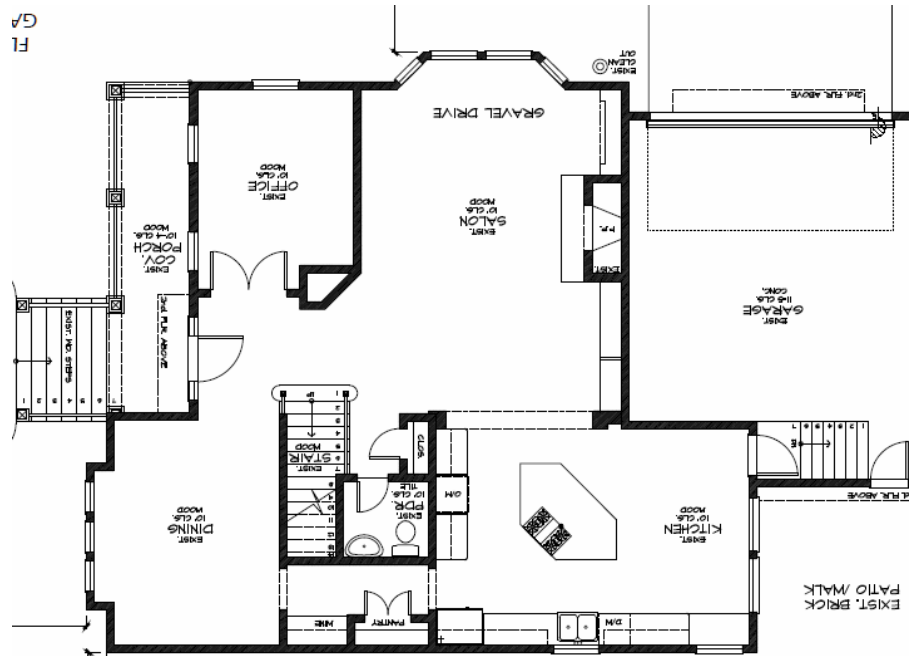
PROPOSED



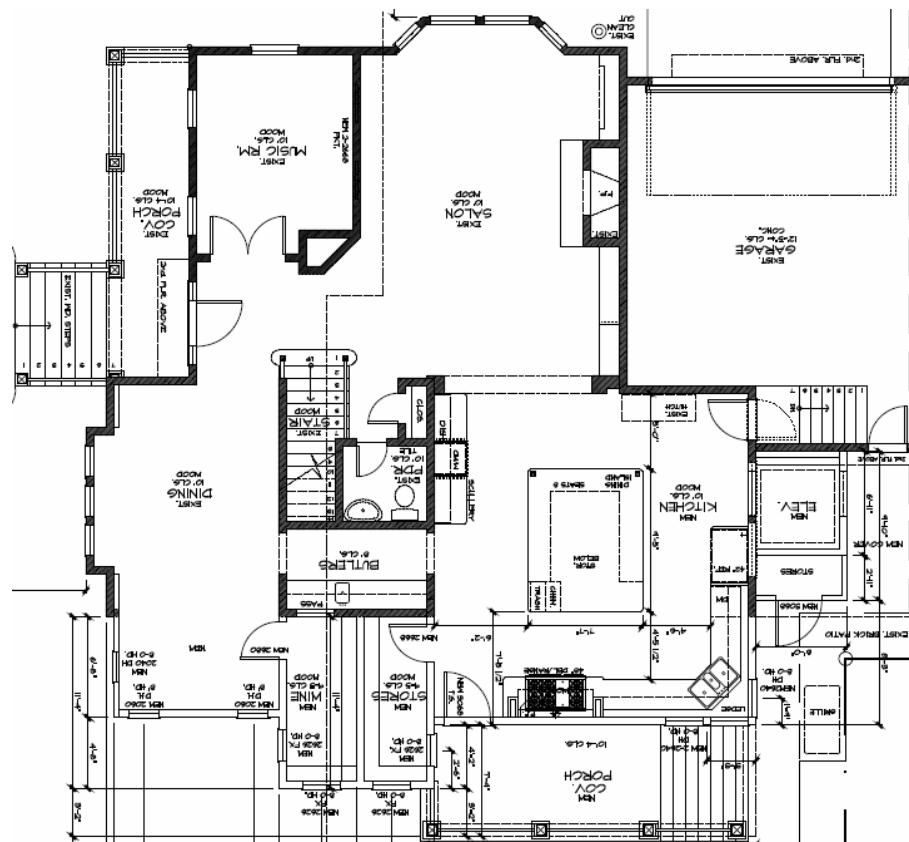


## FIRST FLOOR PLAN

## EXISTING



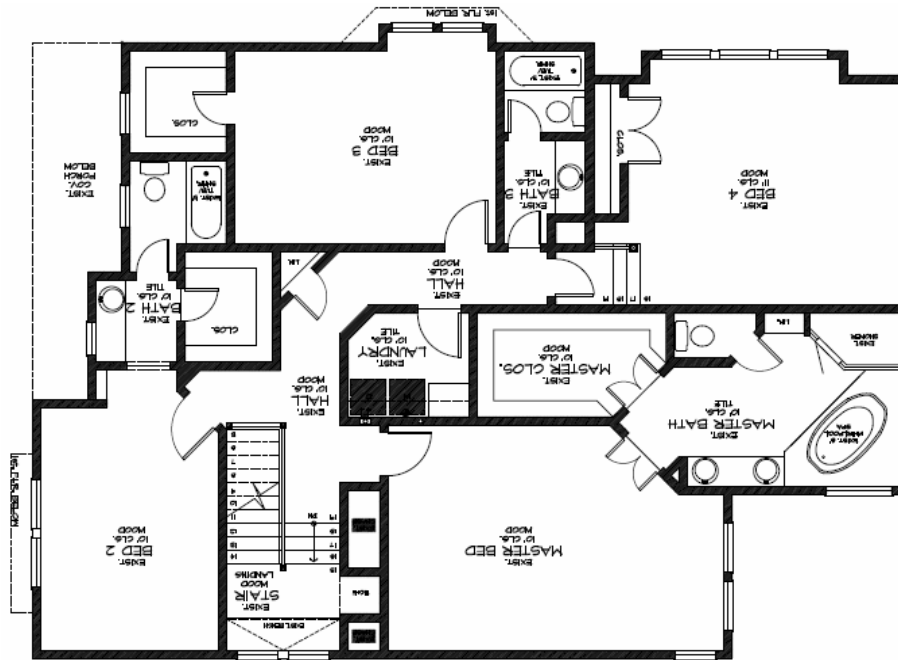
## PROPOSED



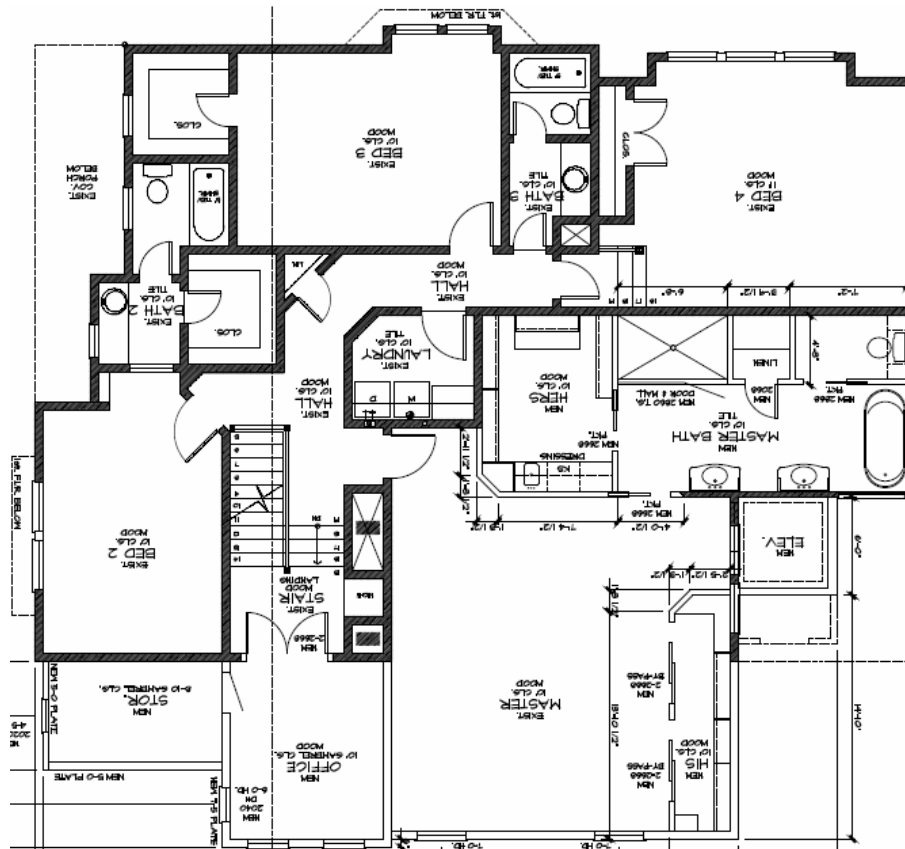


## SECOND FLOOR PLAN

## EXISTING



## PROPOSED



## WINDOW / DOOR SCHEDULE

## WINDOW SCHEDULE

QTY	WINDOW TYPE	FINISH	SILL	WEATHER PROOF	HARDWARE INSTRUCTIONS	HEAD JAMB	FINISH	REMARKS
1	EXIST. 2'-6" X 3'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 2'-0" X 4'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 2'-6" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 3'-0" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 2'-0" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 3'-0" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 2'-6" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 3'-6" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 3'-0" X 4'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 4'-0" X 3'-0" WOOD; GLASS BLOCKS	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	EXIST. 2'-0" X 2'-0" WOOD; CASEMENT	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
1	NEW 2'-0" X 2'-0" FIXED; ALUMINUM GLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 2'-6" X 2'-6" FIXED; ALUMINUM GLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 2'-0" X 4'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 2'-6" X 4'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 3'-0" X 3'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 2'-0" X 6'-0" WOOD DEL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
1	NEW 2'-0" X 2'-0" WOOD CASEMENT; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.

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**PROJECT DETAILS**

**Shape/Mass:** The residence measures 39'-6" wide by 53'-10" deep with an eave height of 25'-9" and a ridge height of 39'. The addition will feature a ridge height of 34'-9" and a front eave height of 21'-3" rising to 22'-2". The addition will measure 6'-8" wide at the front, inset 6" back from the existing front wall on the south side, and extend back 10'-11". It will then wide another 4'-8" and extend back 10'-4". A side porch will bump out another 3'-2" and measure 21'-3" deep. A rear elevator tower measuring 6' deep by 9'-10 wide will not be visible from the right of way.

**Setbacks:** The residence features an 18'-9" front (west) setback, a 7'-8" north setback, a 2'-4" east setback and a 27'-9" south setback. The addition will feature a south setback of 13'-3".

**Foundation:** The residence features a pier and beam foundation with a finished floor height of 4'-11". The addition will feature a pier and beam foundation with a finished floor height of 4'-11".

**Windows/Doors:** The residence features double hung wood windows with a 2/2 lite pattern. The addition will feature double hung wood windows with a 2/2 lite pattern.

**Exterior Materials:** The residence features horizontal lap cementitious siding to remain and stucco siding in the gables to be removed and replaced with cementitious shingles. The addition will feature horizontal lap cementitious siding and cementitious shingles.

**Roof:** The residence features a side gable roof with a 10/12 pitch clad with composition shingles. The addition will feature a side gable roof with a 10/12 pitch at the front and a 6/12 pitch at the rear clad with composition shingles.

**Front Elevation:** The residence features five windows on the first floor, five windows on the second floor, one  
**(West)** window in the gable and a front door with sidelites and a transom to remain. Existing stucco siding in the gable will be removed and replaced with shake shingles. The addition will feature two windows on the first floor and two windows on the second floor.

**Side Elevation:** An existing transom over the garage door will be removed and infilled with siding. A trellis will be  
**(North)** installed in its place. Existing siding in two bump-outs and the gable will be removed and replaced with shake shingles.

**Side Elevation:** The residence features three windows on the second floor and two on the first floor to be  
**(South)** removed. One window on the second floor and a door on the first floor will remain. The addition will feature six windows and an entry door on the first floor, four windows on the second floor and a gable window.

**Rear Elevation:** See elevation drawings for details.  
**(East)**

## ATTACHMENT A

### PUBLIC COMMENT

#### Houston Heights East Historic District Development Review Committee (ad-hoc)

#### Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month:	Aug-15	Date of Report:	25-Aug-15			
HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1123 Oxford St.	Emiliano J Zazueta	Echelon Group LLC	Alteration - Addition Resubmittal	Support No Object Object	2
	1248 Harvard St.	Mark Van Doren	Kellie Elder	Alteration - Addition	Support No Object Object	1 1
	1626 Heights Blvd.	Thomas Frausto	Owner	New Construction - Garage	Support No Object Object	1

See Attached Detailed Response

From: Charlie [REDACTED]  
 Sent: Tuesday, August 18, 2015 2:05 PM  
 To: Kent Marsh  
 Subject: Re: August HAHC

1123 Oxford - Deny - too big of an addition

1248 Harvard - approved

Charlie

## Houston Heights East Historic District

### Certificate of Appropriateness Applications for August 2015 HAHC Review

#### Comments by J. Kent Marsh, AICP CUD

#### 1123 Oxford – Alteration/Addition Re-submittal

From the information submitted by the applicant, it is difficult to determine the exact extent of the proposed construction area but it seems that the existing contributing one-story structure is approximately 1,375 square feet in area and that the proposed two-story structure would be a total of approximately 3,888 square feet or approximately 280% increase in the square footage/massing of the original contributing structure.

The proposed front elevation is problematic in that the visual priority of the existing contributing structure is overcome by the visual strength of the proposed addition which is not in character with the intent of the historic preservation ordinance.

This proposed addition does not satisfy Approval Criteria #4 because the proposed activity DOES NOT preserve the distinguishing qualities or character of the building, structure, object or site and its environment in that the proposed activity significantly increases the scale of the character of the building in its existing relationship with the site and its environment.

This proposed addition does not satisfy Approval Criteria #9 because the proposed design of the addition IS NOT compatible with the size, scale, and character of the property and the area in which it is located.

In light of not meeting the above required approval criteria for Additions, I OBJECT to the granting of a Certificate of Appropriateness for this project.

**1248 Harvard – Alteration/Addition**

This structure is a non-contributing residence recently constructed during the 21<sup>st</sup> century and while it is not truly historical, it does include many of the major historical visual elements found in the HHEHD. I do not object to the additional area being proposed as that is one of the benefits of having a non-contributing structure – you are not trying to maintain the integrity of a historic structure, but the significant area of proposed replacement of the existing siding on the structure with new hardi-shingles is not in keeping with the character of the elements of the HHEHD. While I encourage the distinction made in the offsetting of the addition from the original structure, the replacement of a simple element of plain siding with multiple shingle areas is not supportable.

Therefore, in light of the addition of more complex elements, which is not in character with the simplistic visual character of the historic district, I OPPOSE the granting of a Certificate of Appropriateness for this property. I could support a Certificate of Appropriateness with the condition that the addition of the hardi-shingle replacements not be allowed as this is not in character with the contributing historic elements of the HHEHD.

J. Kent Marsh, AICP CUD

1538 Arlington, HHEHD

# **Attachment D**

Previous COA

July 2017 - COA

**CERTIFICATE OF APPROPRIATENESS****Application Date:** July 3, 2017**Applicant:** Mark Van Doren, APD Design for Kellie Elder, owner**Property:** 1248 Harvard Street, W 76.25' of Lot 24 & Lot 23B, Block 188, Houston Heights Subdivision. The property includes a 3,138 square foot, two-story wood frame single-family residence and 440 square foot attached garage on a 5,537 square foot corner lot.**Significance:** Noncontributing new single family residence, constructed circa 1999, located in the Houston Heights Historic District East.**Proposal:** Alteration – Addition *Resubmittal*

This is a resubmittal of a COA that was originally approved in August 2015 and reviewed under a previous set of criteria. In March 2017, the HAHC denied the renewal finding that it did not satisfy the revised criteria. The original COA has expired.

The denied application for an 858-square foot addition expanded the total width of the house to 51' and had a ridge height of 35'. This is out of scale and exceeds the typical proportions for contributing structures in the context area.

A revised submittal was proposed in June 2017 and deferred by the HAHC. The deferred proposal included the construction of a 1,560 (total) square foot two-story front facing garage addition on the south side of the 3,578 (total) square foot two-story noncontributing residence and will bring the total width of the residence to 64.4'. Additionally:

- The proposed addition was to be set back approximately 11' from the existing front wall of the house and 30' from the front property line
- Existing stucco details on the north and west sides were to be removed and replaced with cementitious fish scale shingles

The applicant has submitted a revised application that includes the following:

Construct a 1,590 (total) square foot two-story front facing attached garage addition on the south side of the 3,578 (total) square foot two-story noncontributing residence. The existing garage will be converted to additional living space.

- The existing house has an overall width of 39.5'; with the proposed addition, the width will be increased to 64.4'
- The proposed garage addition will be set back approximately 13' from the existing front wall of the house and 32' from the front property line
- The proposed garage ridge will be 30'-11" and have an eave height of 21'-3"
- Existing stucco details on the north and west sides will be removed and replaced with cementitious fish scale shingles

As a new application has been submitted, this proposal must meet the current criteria for alterations to noncontributing structures.

See project details on p. 3-20 and application materials in Attachment A.

**Public Comment:** No comment received.**Civic Association:** No comment received.**Recommendation:** Denial - does not satisfy criteria 3a or 3b: The width and height are not typical dimension found within the context area and the garage is in an incompatible location; too far forward on the lot.**HAHC Action:** Denied

## APPROVAL CRITERIA

## ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

☒ ☐ ☐

(a) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; and

☒ ☐ ☐

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

☐ ☐ ☒

- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

- (3) For an addition to a noncontributing structure:

☐ ☒ ☐

(a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and

*The proposed garage is located atypically close to the front property line. The property at this location is 69' deep. Traditionally, garages were built at the rear corner of a property, and on corner lot configurations, accessed by the side street. This house currently has an attached garage that is accessed by the side street. Staff recommends that a garage be located as far back as possible on the lot, and at least in the rear half of the lot. At 32' from the front property line, this proposed garage is built 2.5' into the front half of the lot. This creates an incompatible attached front facing garage condition.*

☐ ☒ ☐

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

*The width is not a typical dimension found within the context area. Staff has the widths of all 12 contributing structures out of the 18 total structures on the blockface and opposing blockface. The dimensions of the existing structure are out of scale with the typical dimensions found within the context area. The existing width is 39'-7", existing ridge height is 39'-9", the existing eave height is 26'-1", which are all above the average dimensions of 33.25' (width), 28.82' (ridge), and 17.71' (eave). Although the addition has been reduced in height and is minimally off set with a notch, the addition adds 24'-8" of width to the existing structure, bringing the total width to 64'-5". This is about the width of two typical bungalows. Additionally, the proposed garage addition will have a ridge height of 30'-11" and an eave height of 21'-3", and although these numbers are typical for two-story houses, it is taller than what is typical for garages.*

*The proposed addition is not compatible since the existing house is already out of scale with other houses in the context area and adding additional width creates an even more out of scale structure. The forward location of the proposed attached garage addition along with the added width creates a mass that is not compatible with the typical proportions and scale of existing contributing structures in the context area.*

**\*\* APPROVAL CRITERIA AUGUST 2015 \*\*****Houston Archaeological & Historical Commission**

August 27, 2015

HPO File No. 150833

**ITEM B.29**

1248 Harvard Street

Houston Heights East

**APPROVAL CRITERIA****ALTERATIONS TO NONCONTRIBUTING STRUCTURES**

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance  |
|                                     |                          |                                     | (2) For an addition to a noncontributing structure:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.  |

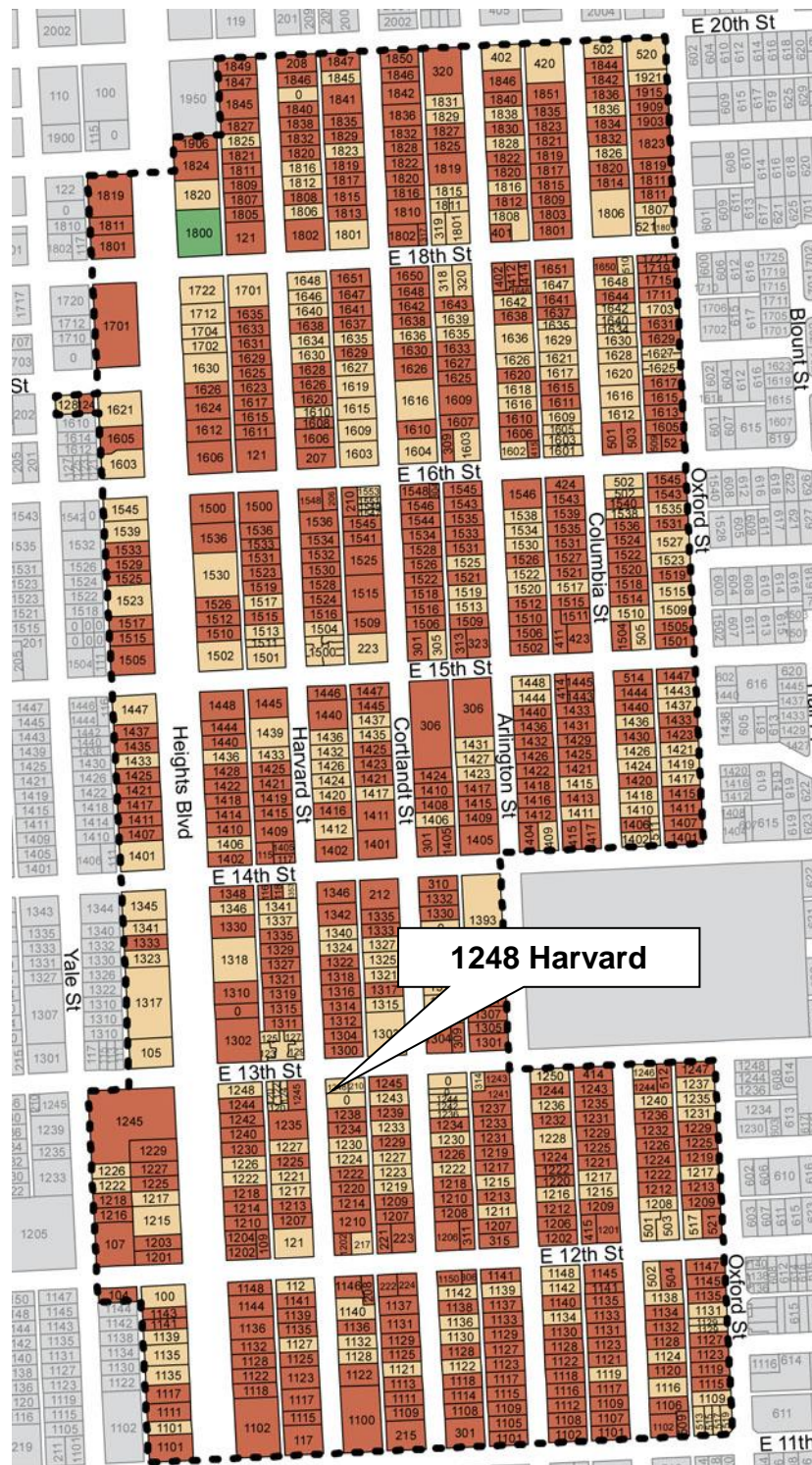
*Staff believes that the existing noncontributing house is large for the district and that the proposed addition results in a residence that is inappropriately out of scale, but we are recommending approval based on current criteria.*

*The original project was Approved by the HAHC and had a recommendation of Approval by Staff in August 2015 (see page 3). However, since the project has lapsed and a new application has been submitted, the Criteria for Alterations to Noncontributing Structures have changed. The new criteria now address the scale and proportions of proposed additions and how the addition interacts with the contributing structures within the context area (blockface and opposing blockface).*



## PROPERTY LOCATION

## HOUSTON HEIGHTS HISTORIC DISTRICT EAST



## Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CONTEXT AREA PROPERTIES



1238 Harvard Street – Contributing – 1914



1234 Harvard Street – Contributing – 1920



1245 Harvard Street – Contributing – 1907



1235 Harvard Street – Contributing – 1905



1222 Harvard Street – Noncontributing – 1920



1225 Harvard Street – Contributing – 1908

CONTEXT AREA PROPERTIES



1202 Harvard Street – Contributing - 1900



1207 Harvard Street – Contributing – 1920



1210 Harvard Street – Contributing – 1900



1213 Harvard Street – Contributing – 1910



1214 Harvard Street – Contributing – 1900



1220 Harvard Street – Contributing – 1900

## DIMENSION CHART

Address	District		Width (total)	Ridge Height	Eave Height
1248 Harvard	Heights East	Existing	39'-7"	39.75'	26.08'
1248 Harvard	Heights East	Proposed (Add)	64'-3"	30.91'	21.25'

Address	District	Stories	Width	Ridge Height	Eave Height
1210 Harvard	Heights East	2	26.75'	35.00'	24.33'
1214 Harvard	Heights East	2	27.16'	34.37'	23.75'
1213 Harvard	Heights East	1	30.00'	25.18'	14.33'
1222 Harvard	Heights East	1	30.08'	25.66'	14.33'
1234 Harvard	Heights East	2	30.58'	28.91'	19.16'
1225 Harvard	Heights East	1	31.00'	26.16'	13.41'
1207 Harvard	Heights East	1	31.25'	19.33'	9.08'
1220 Harvard	Heights East	1	31.58'	25.41'	14.08'
1238 Harvard	Heights East	1	31.75'	22.33'	11.83'
1245 Harvard	Heights East	2	38.33'	32.25'	21.83'
1235 Harvard	Heights East	2	41.58'	37.58'	22.83'
1202 Harvard*	Heights East	2	49.00'	34.25'	23.66'
<b>Average:</b>			<b>33.25'</b>	<b>28.86'</b>	<b>17.71'</b>

Staff has the dimensions of all 12 Contributing Structures out of the 18 total structures on the Blockface and Opposing Blockface.

- The existing width of 1248 Harvard is 39'-7". The proposed width of the house and addition is 64.4'. The widths of Contributing houses range from about 27' to 49' but have a concentration around 30'-31'. The average width is 33.25'.

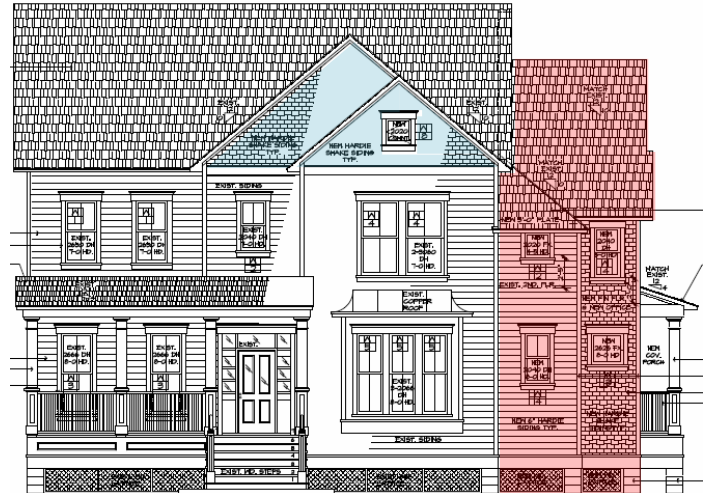
\* This is a historic apartment building with the depth of the building fronting Harvard Street. This is an atypical condition within the rest of the block.

## WEST ELEVATION – FRONT FACING HARVARD STREET

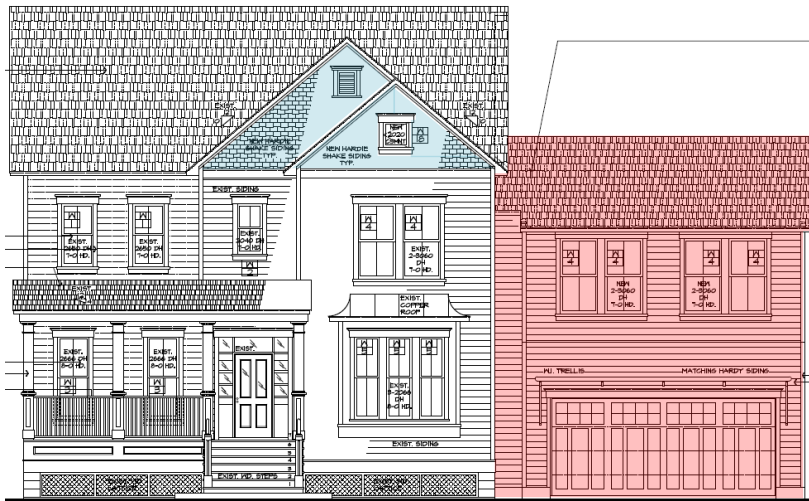
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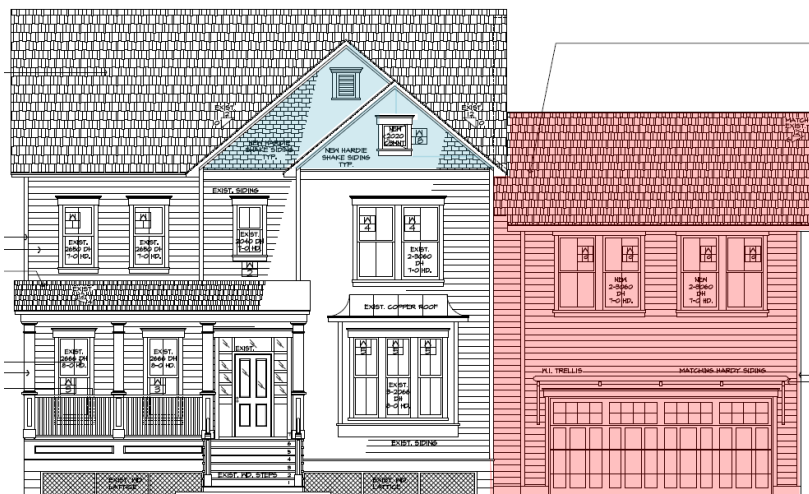
DENIED MARCH 2017



DEFERRED JUNE 2017



PROPOSED

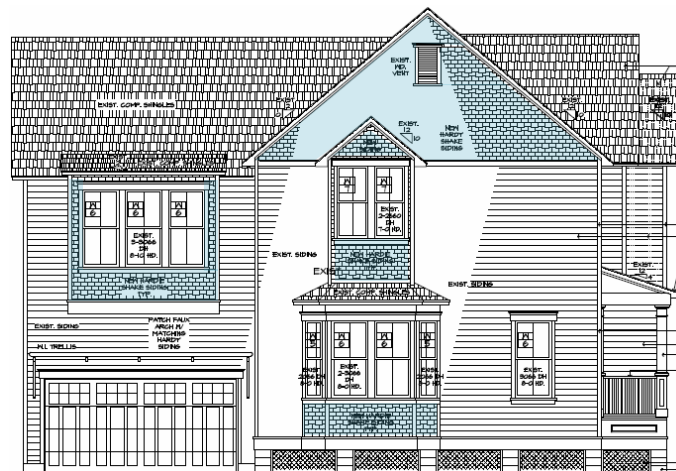


# NORTH SIDE ELEVATION

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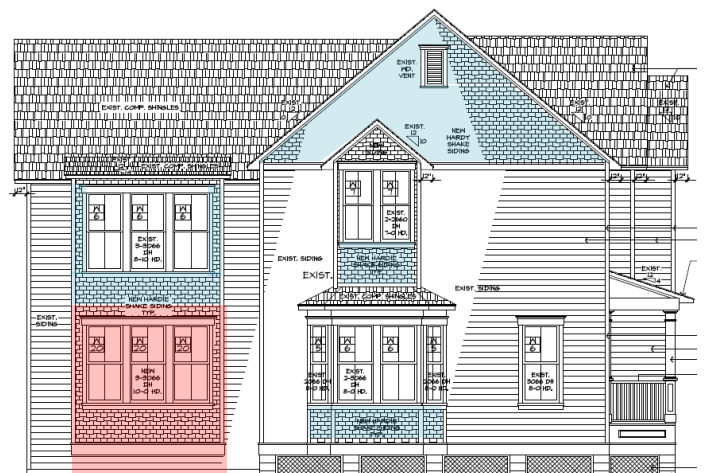
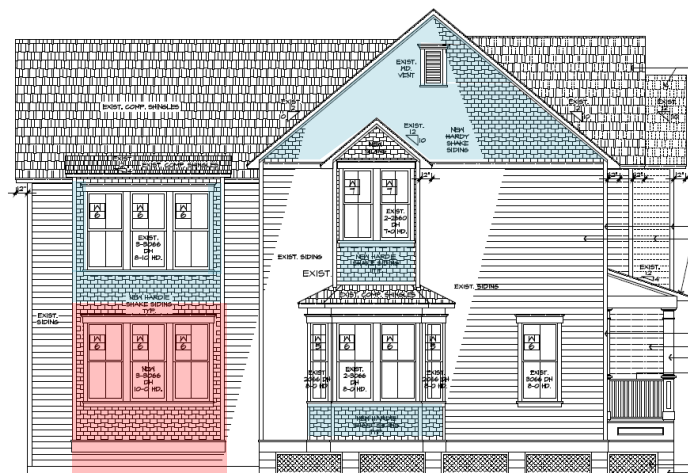
## DENIED MARCH 2017



Proposed Gable Treatment  
Proposed Addition

## DEFERRED JUNE 2017

## PROPOSED



# SOUTH SIDE ELEVATION

## EXISTING



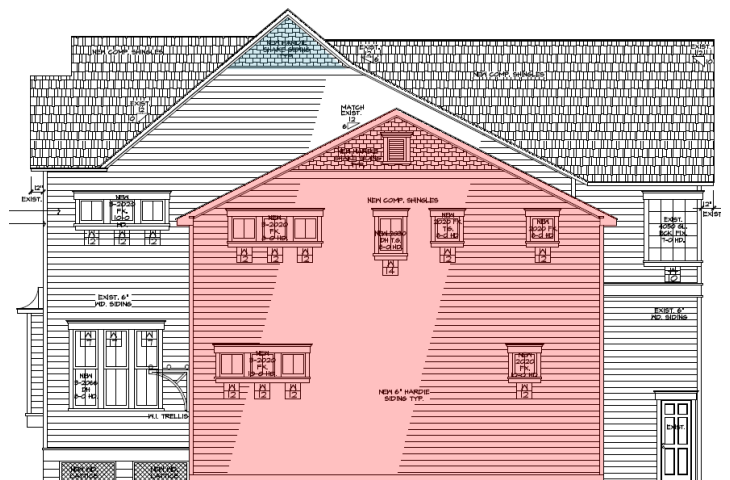
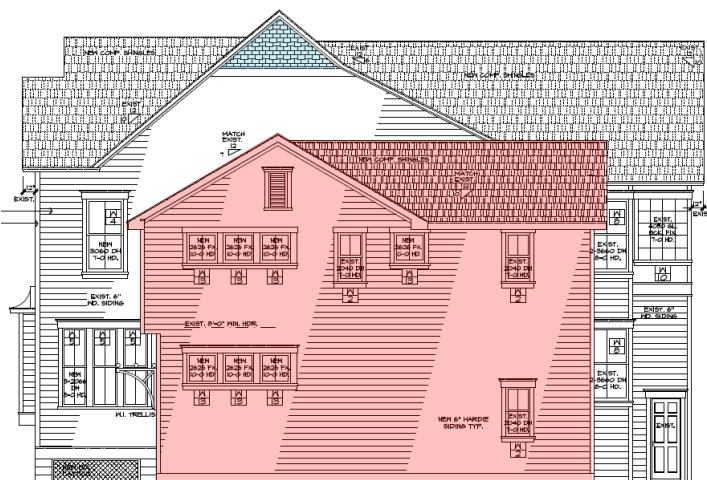
DENIED MARCH 2017



Proposed Gable Treatment  
Proposed Addition

DEFERRED JUNE 2017

PROPOSED

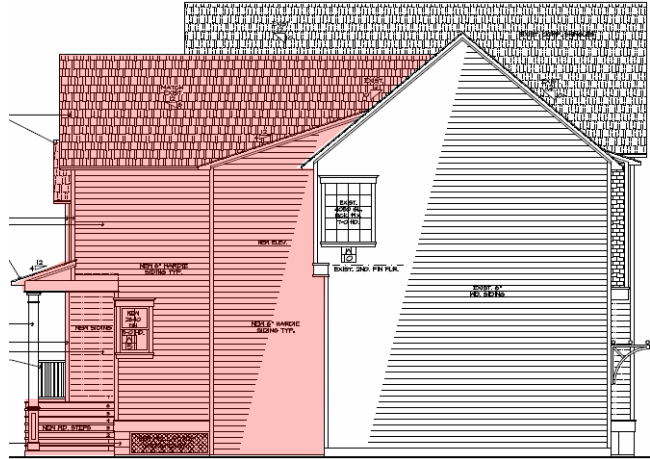


# EAST (REAR) ELEVATION

EXISTING



DENIED MARCH 2017



DEFERRED JUNE 2017



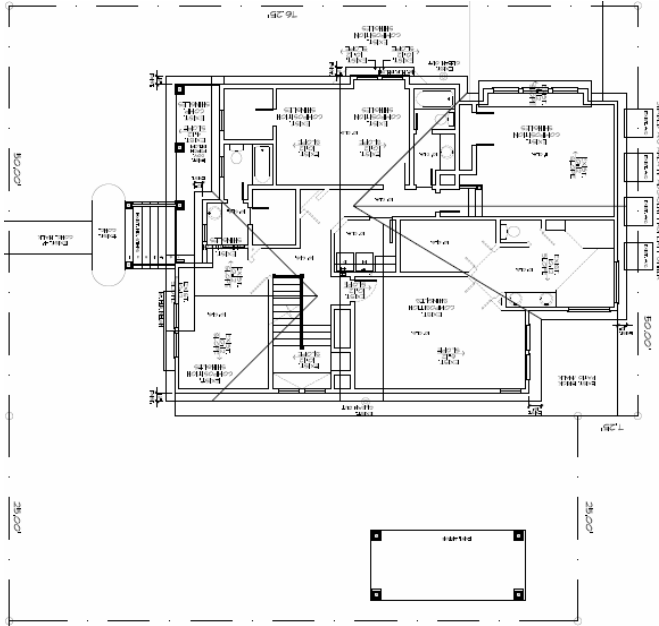
Proposed Addition

PROPOSED

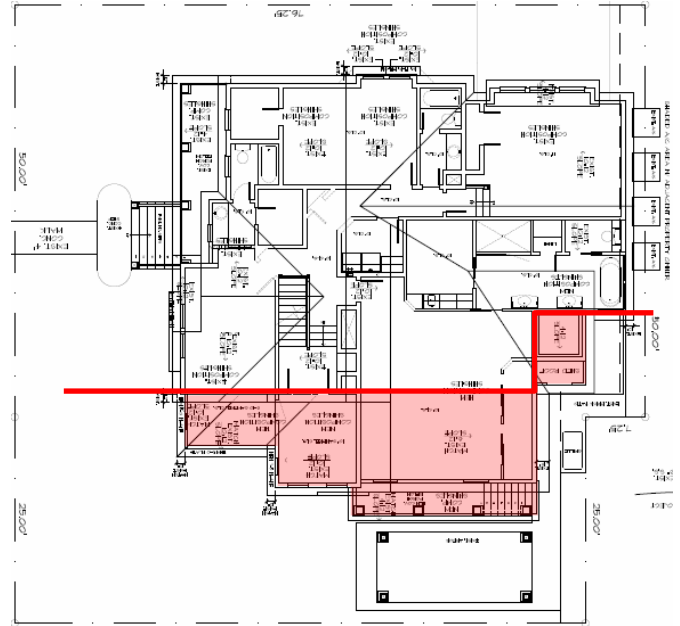


SITE PLAN

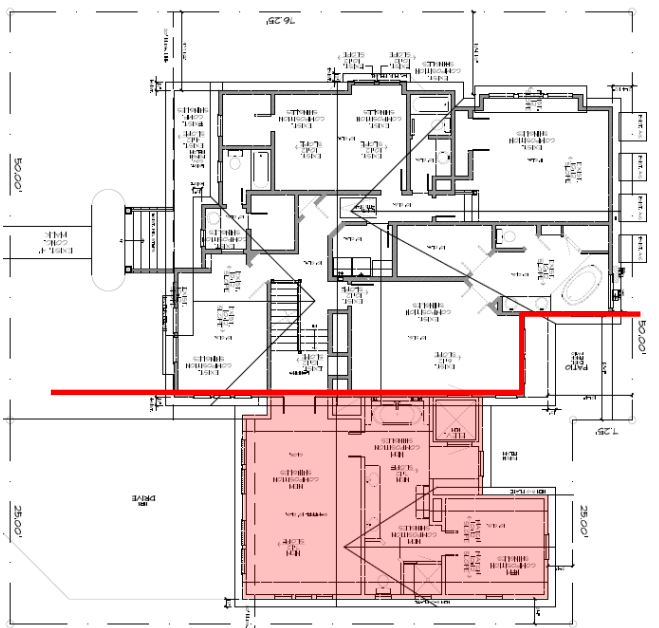
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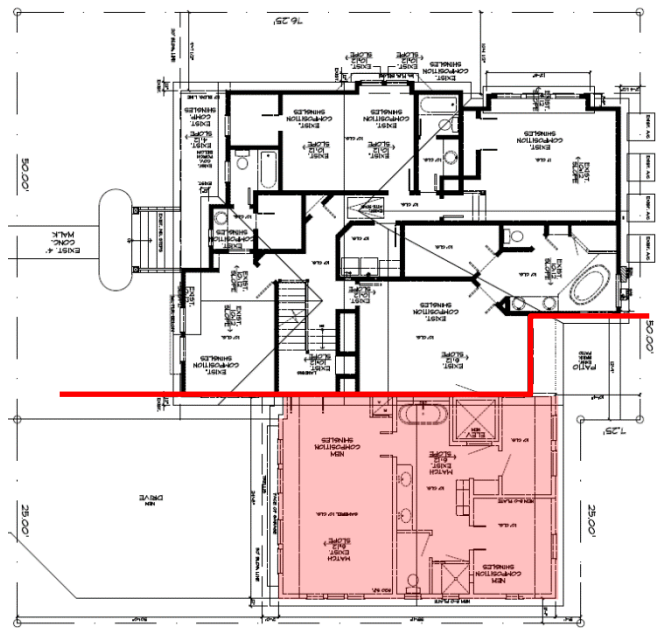
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DEFERRED JUNE 2017

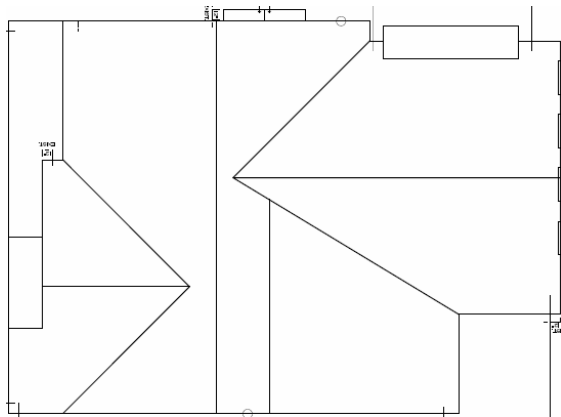


PROPOSED

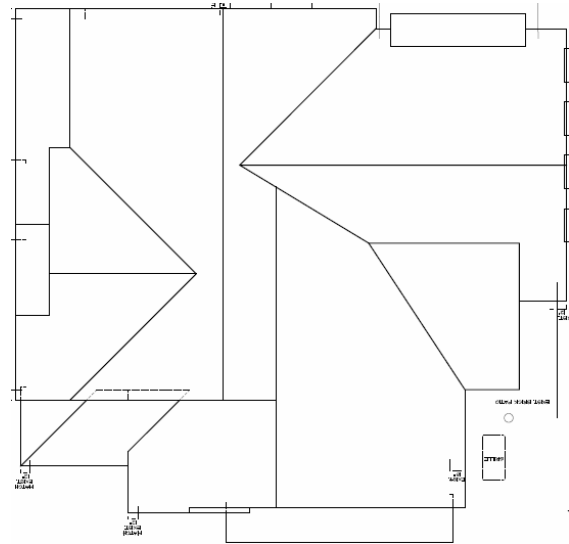


ROOF PLAN

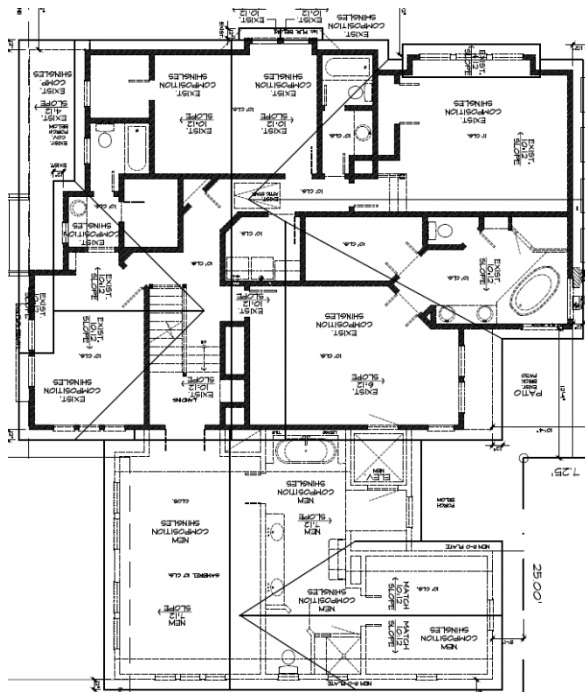
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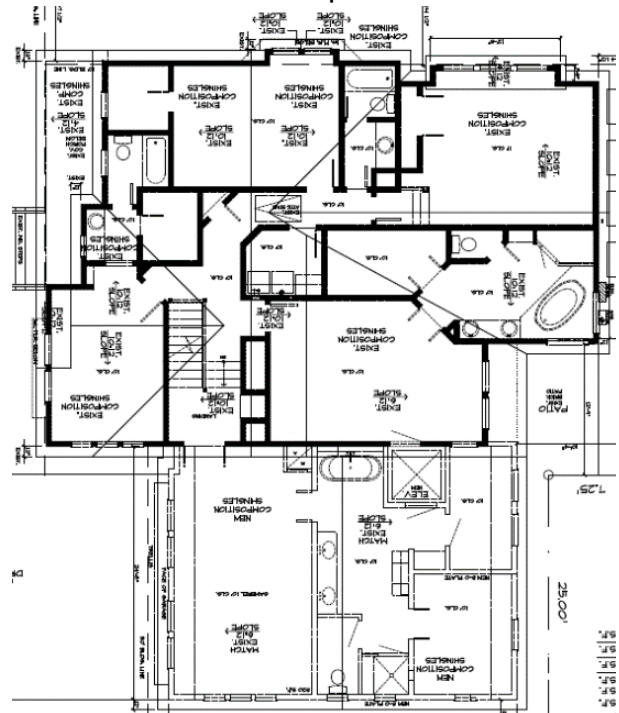
DENIED MARCH 2017



Deferred June 2017

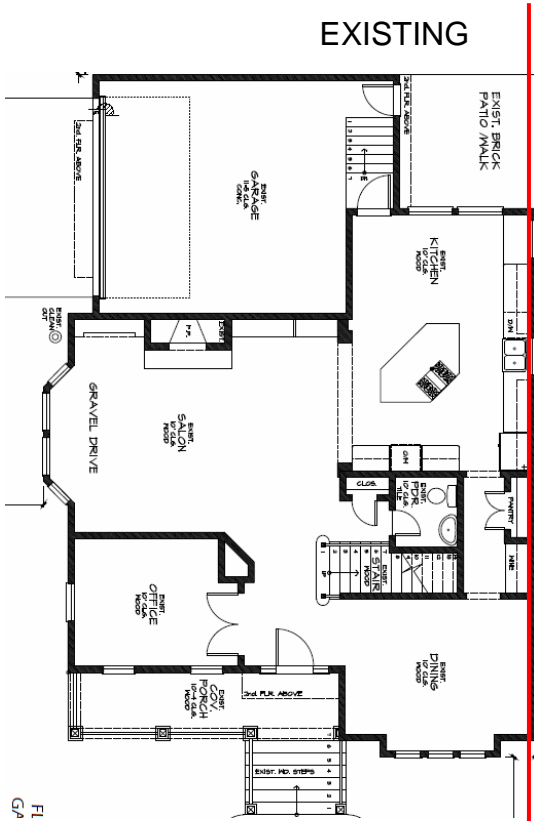


Proposed

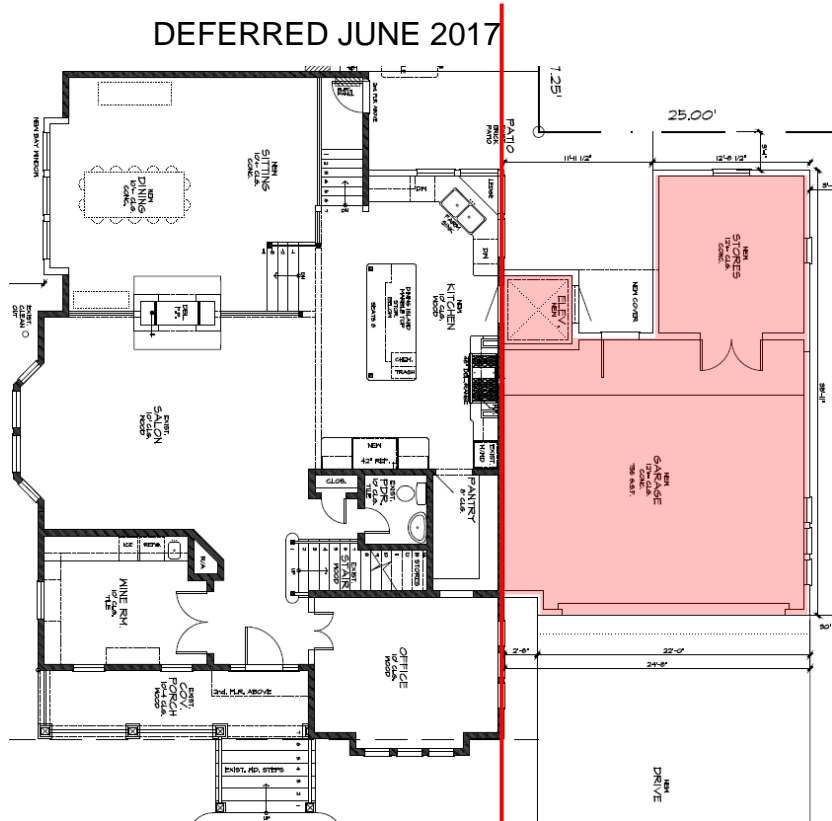


FIRST FLOOR PLAN

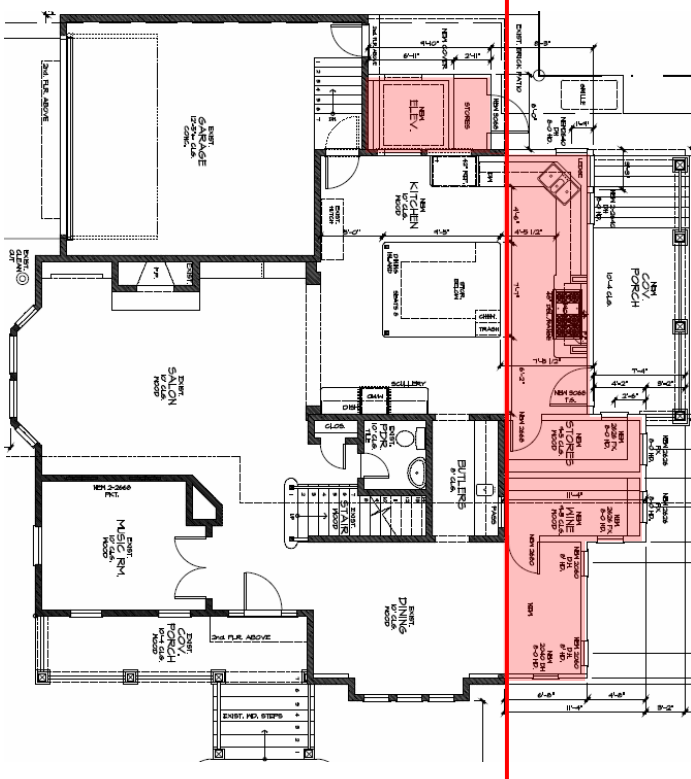
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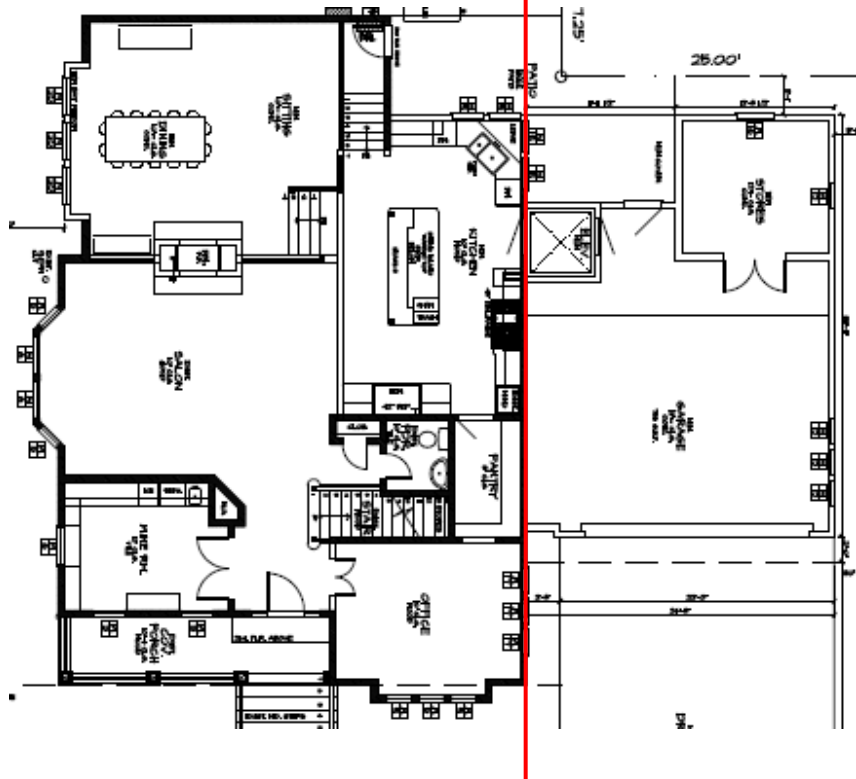
DEFERRED JUNE 2017



DENIED MARCH 2017

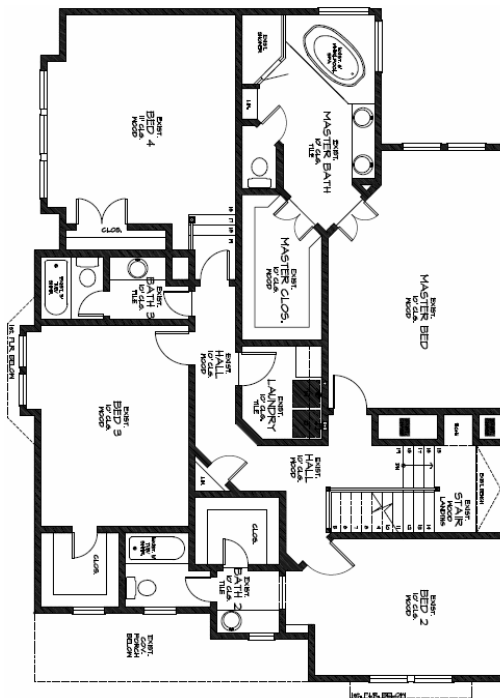


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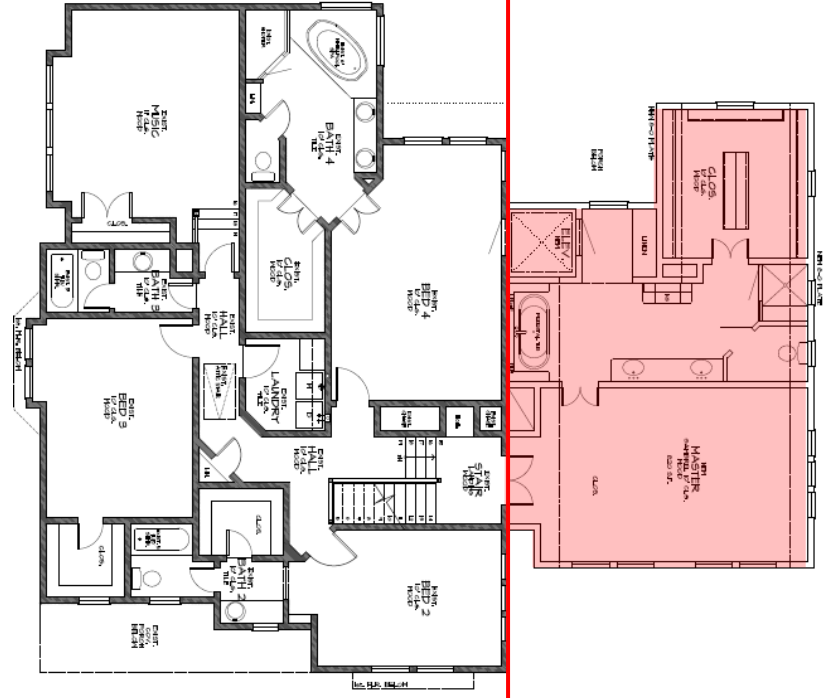


SECOND FLOOR PLAN

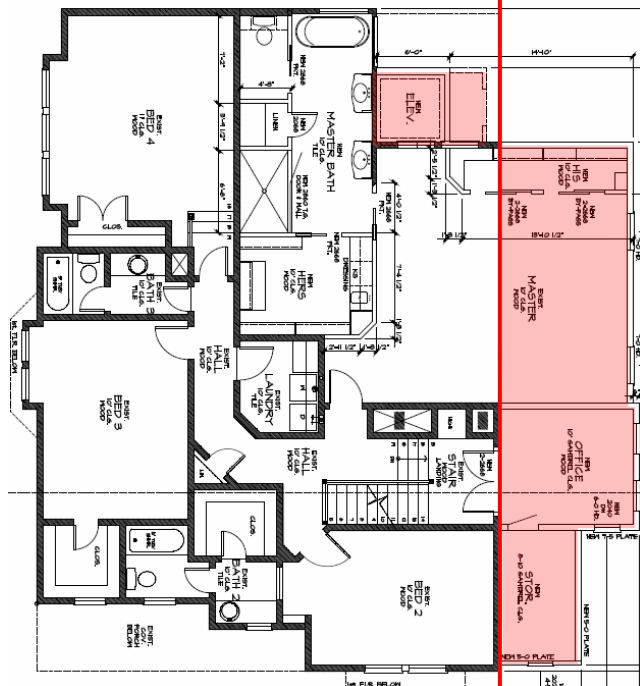
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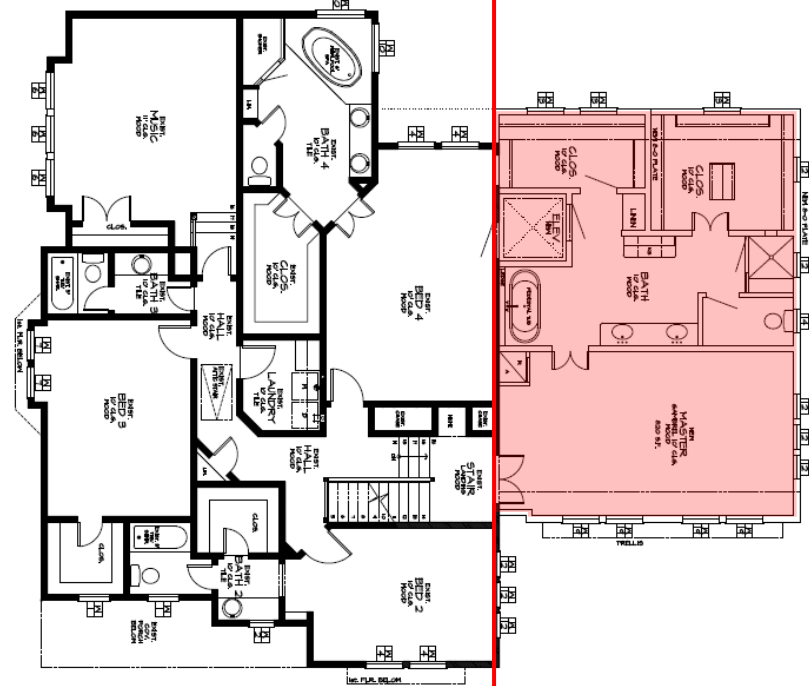
DEFERRED JUNE 2017



DENIED MARCH 2017



PROPOSED



## WINDOW SCHEDULE

## EXISTING WINDOW SCHEDULE

QTY	WINDOW TYPE	FINISH	SILL	WEATHER PROOF	HARDWARE INSTRUCTIONS	HEAD JAMB	FINISH	REMARKS
1	EXIST. 2'-6" X 5'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
2	EXIST. 2'-0" X 4'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
3	EXIST. 2'-6" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
4	EXIST. 3'-0" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
5	EXIST. 2'-0" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
6	EXIST. 3'-0" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
7	EXIST. 2'-6" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
8	EXIST. 3'-6" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
9	EXIST. 3'-0" X 4'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
10	EXIST. 4'-0" X 5'-0" GLASS BLOCK	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
11	EXIST. 2'-0" X 2'-0" WOOD	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.

## PROPOSED WINDOW SCHEDULE

QTY	WINDOW TYPE	FINISH	SILL	WEATHER PROOF	HARDWARE INSTRUCTIONS	HEAD JAMB	FINISH	REMARKS
12	NEW 2'-0" X 2'-0" FIXED; WOOD	PT. WD.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
13	NEW 3'-0" X 3'-0" FIXED; WOOD	PT. WD.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
14	NEW 2'-0" X 3'-0" WOOD DBL. HING	PT. WD.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
15	NEW 2'-6" X 4'-0" WOOD DBL. HING	PT. WD.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
16	NEW 3'-0" X 5'-0" WOOD DBL. HING	PT. WD.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
17	NEW 2'-0" X 6'-0" WOOD DBL. HING	PT. WD.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
18	NEW 2'-0" X 2'-0" WOOD CASEMENT	PT. WD.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
19	NEW 3'-0" X 6'-0" WOOD DBL. HING	PT. WD.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
20	NEW 3'-0" X 6'-6" WOOD DBL. HING	PT. WD.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.

**\*\* ORIGINAL PUBLIC COMMENT AUGUST 2015 \*\*****Houston Heights East Historic District Development Review Committee (ad-hoc)****Monthly Review Report**

The DRC report for Certificate of Appropriateness Applications is as follows:

Month:	Aug-15			Date of Report:	25-Aug-15	
HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1123 Oxford St.	Emiliano J Zazueta	Echelon Group LLC	Alteration - Addition Resubmittal	Support No Object Object	2
	1248 Harvard St.	Mark Van Doren	Kellie Elder	Alteration - Addition	Support No Object Object	1 1
	1626 Heights Blvd.	Thomas Frausto	Owner	New Construction - Garage	Support No Object Object	1

See Attached Detailed Response

From: Charlie [REDACTED]  
 Sent: Tuesday, August 18, 2015 2:05 PM  
 To: Kent Marsh  
 Subject: Re: August HAHC

1123 Oxford - Deny - too big of an addition

1248 Harvard - approved

Charlie

**Houston Heights East Historic District****Certificate of Appropriateness Applications for August 2015 HAHC Review****Comments by J. Kent Marsh, AICP CUD****1123 Oxford – Alteration/Addition Re-submittal**

From the information submitted by the applicant, it is difficult to determine the exact extent of the proposed construction area but it seems that the existing contributing one-story structure is approximately 1,375 square feet in area and that the proposed two-story structure would be a total of approximately 3,888 square feet or approximately 280% increase in the square footage/massing of the original contributing structure.

The proposed front elevation is problematic in that the visual priority of the existing contributing structure is overcome by the visual strength of the proposed addition which is not in character with the intent of the historic preservation ordinance.

This proposed addition does not satisfy Approval Criteria #4 because the proposed activity DOES NOT preserve the distinguishing qualities or character of the building, structure, object or site and its environment in that the proposed activity significantly increases the scale of the character of the building in its existing relationship with the site and its environment.

This proposed addition does not satisfy Approval Criteria #9 because the proposed design of the addition IS NOT compatible with the size, scale, and character of the property and the area in which it is located.

In light of not meeting the above required approval criteria for Additions, I OBJECT to the granting of a Certificate of Appropriateness for this project.

**1248 Harvard – Alteration/Addition**

This structure is a non-contributing residence recently constructed during the 21<sup>st</sup> century and while it is not truly historical, it does include many of the major historical visual elements found in the HHEHD. I do not object to the additional area being proposed as that is one of the benefits of having a non-contributing structure – you are not trying to maintain the integrity of a historic structure, but the significant area of proposed replacement of the existing siding on the structure with new hardi-shingles is not in keeping with the character of the elements of the HHEHD. While I encourage the distinction made in the offsetting of the addition from the original structure, the replacement of a simple element of plain siding with multiple shingle areas is not supportable.

Therefore, in light of the addition of more complex elements, which is not in character with the simplistic visual character of the historic district, I OPPOSE the granting of a Certificate of Appropriateness for this property. I could support a Certificate of Appropriateness with the condition that the addition of the hardi-shingle replacements not be allowed as this is not in character with the contributing historic elements of the HHEHD.

J. Kent Marsh, AICP CUD  
1538 Arlington, HHEHD

## PROJECT DETAILS

**Shape/Mass:** Existing: The existing 3,138 (conditioned) / 3578 (total) square foot two-story residence measures 39'-7" wide by 53'-9½" deep with a ridge height of 39'-0½".

Denied March 2017: The proposed 858 square foot two-story addition will feature a ridge height of 34'-9". The addition will have a total width of 11'-4" and total depth of 42'-6" deep. The front portion of the addition will be 6'-8" by 10'-11" deep. The addition will then extend towards the south 4'-8" to the south. A side porch will bump out another 3'-2" and measure 21'-3" deep. The total width of the house and proposed addition will be 50'-11". A rear elevator tower measuring 6' deep by 9'-10" wide will not be visible from the right of way.

Deferred June 2017: The proposed 1,560 (total) square foot addition will be a maximum of 24'-8" wide by 35'-11" deep and have a ridge height of 28'-10½". The total width of the house and proposed addition will be 64'-3". The new side addition will be located 11'-3" from the existing front wall and will feature a 2'-2" wide by 3'-0" deep notch. The second-story of the addition will overhang the first-story by 18".

Proposed: The currently proposed 1,590 (total) square foot addition will be a maximum of 24'-8" wide by 33'-11" deep and have a ridge height of 30'-11½". The total width of the house and proposed addition will be 64'-3". The existing garage will be relocated to the proposed garage addition. The new side addition will be located 13'-3" from the existing front wall and will feature a 2'-2" wide by 1'-0" deep notch. See drawings for more detail.

**Setbacks:** Existing: The residence features an 18'-9" front (west) setback; a 7'-8" north (E. 13<sup>th</sup> Street) side setback); a 2'-4½" rear (east) setback and a 27'-9" south setback.

Denied March 2017: The addition will feature a south side setback of 13'-3". All other setbacks are to remain.

Deferred June 2017: The addition will have a front (west) setback of 30'-0" (first -story), 28'-6" (second-story); a south side setback of 3'-1"; and a rear (east) setback of 3'-1". At 30' from the front property line, the proposed garage addition is built 4.5' into the front half of the lot.

There is a minimum setback of 30' (as per the prevailing setback) applied to this block of Harvard Street. The applicant will need to apply for, and be granted, a variance to construct the proposed addition.

Proposed: The addition will have a front (west) setback of 32'-0"; a south side setback of 3'-1"; and a rear (east) setback of 3'-1". At 30' from the front property line, the proposed garage addition is built 2.5' into the front half of the lot. See drawings for more detail.

**Foundation:** Existing: The residence features a pier and beam foundation with a finished floor height of 4'-11".

Denied March 2017: The addition will feature a pier and beam foundation with a finished floor height of 4'-11".

Deferred June 2017: The proposed attached garage addition will have a 9"-12" slab on grade concrete foundation. See drawings for more detail.

**Windows/Doors:** Existing: The residence features double hung wood windows with a 2/2 lite pattern.

Denied March 2017: The addition will feature double hung wood windows with a 2/2 lite pattern.

Deferred June 2017: The addition will have double hung wood windows with a 2/2 lite pattern and 1-by-1 fixed windows. See drawings and window/door schedule for more detail.

**Exterior Materials:** The residence features 6" horizontal lap cementitious siding and stucco in the gables.

The addition will feature 6" horizontal lap cementitious siding and 4" cementitious trim to match existing. The existing stucco details in the gables and elsewhere will be removed and replaced with cementitious fish scale shingles. See drawings for more detail.

**Roof:** Existing: The residence features a side gable roof with a 10:12 pitch clad with composition shingles and an eave height of 26'-1" / 25'-9".

Denied March 2017: The addition will feature a side gable roof with a 10:12 pitch at the front and a 6:12 pitch at the rear clad with composition shingles and a front eave height of 21'-3" rising to 22'-2".

Deferred June 2017: The addition will feature a side gable roof with a 7:12 pitch at the front and a 10:12 pitch at the rear cross gable clad with composition shingles and an eave height of 21'-3".

Proposed: The addition will feature a composition shingle side gable roof with a 6:12 pitch and 21'-3" eave height. See drawing for more detail.